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Ontario

78

1.

Government
Publications

Ministry of
Consumer and
Commercial
Relations

Ontario Rent Review Office

The Honourable Sidney B. Handleman
Minister of Consumer & Commercial
Relations
Parliament Buildings
Queen's Park
Toronto, Ontario.

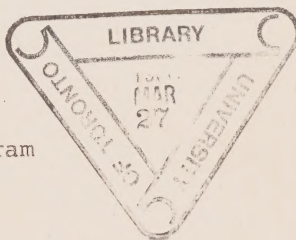
Dear Mr. Minister:

We are privileged to submit our report on the
Ontario Rent Review Program, dealing with the
operations of the Program during the year 1976.

Yours respectfully,

W.M. Robbins
Executive Director
Ontario Rent Review Program

Maxwell Bruce, Q.C.
Chairman
Residential Premises Rent Review Board



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This report documents the performance and progress of the Rent Review Program and the Residential Premises Rent Review Board over the calendar year 1976. The statistical appendix is a selection of aggregate data from a more extensive data base that is in use within the program.

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RENT REVIEW PROGRAM

5.

REPORT OF THE EXECUTIVE DIRECTOR

The Ontario Rent Review Program came into existence on December 18, 1975 with the passage of the Residential Premises Rent Review Act.

The legislation, and the Program it created, were somewhat unique to modern Ontario. With the exception of historical regulatory powers in a few select areas, it had not been necessary for such major government intervention in a free market since the end of World War II.

But economic circumstances can dictate changes in policy. Recognizing the danger inflation represents to the economy and the social well-being of all Canadians, governments at every level have undertaken measures to lessen the impact of inflation in order to protect the standard of living we have come to enjoy and expect. The Federal Government's Anti-Inflation Program established a national effort against inflation. The Rent Review Program is one example of the Ontario Government's contribution to this effort.

Establishing the Rent Review Program was a major undertaking involving two ministries, the Ministry of Consumer and Commercial Relations and the Ministry of Housing. The effective start-up and establishment of the Program can be credited to the assistance and expertise of a number of key personnel from these ministries.

Changes to the legislation took place before it was a month old. Amendments to the Residential Premises Rent Review Act were passed by the Legislature on January 16, 1976, to provide greater security to tenants through the application of a 12-month minimum period for the duration

of an Order of a Rent Review Officer or the Residential Premises Rent Review Board. Also, the initial deadline for filing of applications for the retroactive period of the Act was extended by one month to February 29, 1976, to allow more time for landlords and tenants to become familiar with the provisions of the legislation.

At the same time, the Government decided that administration of the Ontario Rent Review Program should be transferred from the Ministry of Housing to the Ministry of Consumer and Commercial Relations. The transfer avoided a potential conflict of interest arising from the application of Rent Review to premises owned or operated by the Ministry of Housing through the Ontario Housing Corporation.

By February 2, the Program had established 28 field offices throughout Ontario in order to carry out its legislative mandate to the more than one million rental units which were subject to the Act. A week later the offices opened their doors to the public.

By February 29, the Program had received 214,971 applications for Rent Review. Of these, 206,432 represented rental premises for which landlords had applied for rent increases in excess of eight per cent over the July, 1975 base rent, while the balance of 8,539 applications were submitted by tenants.

In April, the Honourable Sidney Handleman introduced further amendments to the legislation. These amendments were designed to provide additional protection to tenants from too-frequent rent increases, as well as to direct the Program's resources to the sectors of the rental market where regulation was most needed. Certain types of rental premises of a non-profit or government-owned nature were exempted from the legislation.

As a result of applications received, Rent Review Officers held 9,413 review hearings across the Province over the period from March 1976, to December 1976. A sample of 7,317 of these hearings, involving 131,455 rental units, indicates that the average rent increase requested by landlords in these cases amounted to 19.66 per cent. This would have established a province-wide average rent for these units of \$240.75 per month. On average, however, Rent Review Officers approved a rent increase of 12.56 per cent, establishing a maximum average rent for these units of \$224.93 per month. These figures include residential premises with all possible lease terms. Increases granted to residential premises with up to and including one year leases were 11.87 per cent, on average, and included 103,893 units.

The actual individual unit rents vary widely across Ontario, reflecting the different characteristics of the rental housing stock and local economies. More detailed statistics of Program decisions relating to geographical areas and dwelling type are included in the appendices.

Statistics and charts do not, however, document the entire story of this year of Rent Review. Other consequences have been equally as significant.

Many landlords with few rental units have found that Rent Review has enabled them to obtain a clearer picture of their costs and revenues. They now have a better basis from which to plan for the future. Landlords and tenants have found that the mystery which many tenants felt surrounded rent increases has been clarified.

Rent Review has brought out some landlord and tenant frustrations. However, by providing a forum at hearings for grievances and concerns, it has also led to corrective action. Tenants in many cases have a new-found appreciation of their landlord's problems and responsibilities.

Tenants have also found, in the cases of multiple-unit buildings, that other tenants share their concerns. This has led to the formation of tenant associations to work in co-operation with landlords in solving problems and fostering better communications.

The Rent Review process has shown that the vast majority of landlords in Ontario are attempting to provide quality, affordable rental accommodation to a large portion of the population. It has also shown that the vast majority of tenants are well-intentioned, responsible occupants.

Although their perspectives may be different, Rent Review has shown that in the end, landlords and tenants do have the same goal - affordable, uninterrupted and congenially arranged tenancies.

RENT REVIEW PROGRAM
APPLICATION VOLUME AS OF DECEMBER 31, 1976

A) METRO TORONTO, SOUTHWEST & CENTRAL WEST

Office	R.R.O.* number	Total Applications number	Landlord Applications number	Tenant Applications number	Hearings Held number
Toronto	10	33,527	31,862	1,665	1,279
Etobicoke	3	13,777	12,949	828	354
York	1	7,896	7,573	323	154
North York	5	28,384	26,780	1,604	845
East York	3	7,883	7,211	672	337
Scarborough	4	22,739	21,649	1,090	387
Windsor	1	5,270	4,703	567	179
London	6	21,265	19,866	1,399	772
Owen Sound	1	391	295	96	50
Richmond Hill	3	24,141	23,210	931	639
Hamilton	5	20,446	19,757	689	615
St. Catharines	1	5,499	3,940	1,559	209
<u>Total A) Region</u>	<u>43</u>	<u>191,218</u>	<u>179,795</u>	<u>11,423</u>	<u>5,820</u>

B) CENTRAL EAST, NORTHWEST, NORTHEAST & EASTERN

Mississauga	3	12,193	11,825	368	465
Brampton	1	134	127	7	99
Richmond Hill	1	3,319	3,093	226	87
Barrie	2	2,405	2,178	227	174
Shawna	2	4,327	3,778	549	200
Peterborough	1	2,174	2,045	129	193
Bellefonte	1	1,285	1,098	187	93
Kingston	2	2,284	1,864	420	242
Cornwall	1	905	751	154	119
Ottawa	8	40,862	39,798	1,064	1,010
Pembroke	0	403	362	41	56
North Bay	1	698	546	152	63
Sudbury	2	3,957	3,577	380	255
Simmons	1	1,807	1,504	303	158
Sault Ste. Marie	0	1,736	1,722	14	167
Thunder Bay	1	1,614	1,419	195	178
Kenora	1	293	266	27	34
<u>Total B) Region</u>	<u>28</u>	<u>80,396</u>	<u>75,953</u>	<u>4,443</u>	<u>3,592</u>
<u>Total Province</u>	<u>71</u>	<u>271,614</u>	<u>255,748</u>	<u>15,866</u>	<u>9,412</u>

Rent Review Officer

EXECUTIVE DIRECTOR

W.M. ROBBINS

EXECUTIVE ASSISTANT

S.A. ROSENBURGH

DIRECTOR PROGRAM
OPERATIONAL SUPPORT

N.R. HAYES

LEGAL ADVISOR

G. GROSS

MANAGER OF TECHNICAL
SUPPORT

B. KIMBERLEY

MANAGER OF INFORMATION
SERVICES

D. GOUDY

MANAGER OF STAFF TRAINING
AND DEVELOPMENT

N. JACKSON

MANAGER OF ADMINISTRATION
SERVICES

R. MCCARTHY

CO-ORDINATOR OF
PROGRAM PLANNING
AND DEVELOPMENT

A. WREN

CO-ORDINATOR OF
PROGRAM STATISTICS

B. BELLAIRE

CO-ORDINATOR OF
SYSTEMS

J. ROBINSON

STAFFING CONTROL
OFFICER

N. MURRAY

REGIONAL DIRECTOR

R.E. DOWNEY

-METRO TORONTO

-TORONTO CITY

-ETOBICOKE

-YORK

-NORTH YORK

-EAST YORK

-SCARBOROUGH

-WINDSOR

-LONDON

-OWEN SOUND

-KITCHENER

-HAMILTON

-ST. CATHARINES

REGIONAL DIRECTOR

J.H. THOMSON

-MISSISSAUGA

-BRAMPTON

-RICHMOND HILL

-BARRIE

-OSHAWA

-PETERBOROUGH

-BELLEVILLE

-KINGSTON

-CORNWALL

-OTTAWA

-PEMBROKE

-NORTH BAY

-SUDBURY

-TIMMINS

-SAULT STE. MARIE

-THUNDER BAY

-KENORA

EXECUTIVE SUPPORT

To ensure that administration of the Rent Review Program is consistent with relevant Ministry and Government policies and procedures, an Executive Support team was established under the direction of the Executive Director.

The group maintains an effective liaison with other branches and ministries, and provides information concerning the Program to such branches when required.

The CO-ORDINATOR OF PROGRAM PLANNING & DEVELOPMENT is responsible for monitoring Program performance data, and in the assessment of the Program's impact on the rental housing market in particular and the housing market in general. The Co-Ordinator is responsible for obtaining relevant data from non-Program sources from which policy alternatives and directions may be formulated.

The CO-ORDINATOR OF SYSTEMS DEVELOPMENT is responsible for the formulation of administrative and case-handling procedures for the Program. Field inspections are conducted to assess the efficiency of field office administration and procedures.

The CO-ORDINATOR OF PROGRAM STATISTICS is responsible for the development and operation of a data collection and statistical reporting system from which Program impact and delivery can be measured.

The STAFFING CONTROL OFFICER provides a personnel support function for the Program in co-operation with the Ministry's Personnel Branch. This includes the identification of manpower requirements throughout the Program, the co-ordination of support and temporary staff placement, implementation of Ministry personnel policies, and the maintenance of a complete personnel inventory of all Program employees.

PROGRAM OPERATIONAL SUPPORT BRANCH

The Program Operational Support Branch is responsible for providing the support services necessary to operate twenty-nine regional offices. The Branch was created on the concept that specialist services would be centralized and that, wherever possible, the assistance of existing Ministry branches would be employed.

The TECHNICAL SUPPORT SERVICES section is comprised of eight specialists in accounting, cost analysis, property management, economics, auditing and financial management. The group provides a problem-solving service, technical data and specialist expertise to Rent Review Officers in the field. In addition, an audit function is exercised on behalf of the Program Executive, with regional operations being monitored and guidance provided where issues are identified.

The LEGAL SERVICES group is responsible for the development of policy and operating guidelines to ensure that Program delivery is consistent with the provisions of the legislation and general common law. Regional office enquiries are answered by the Legal Advisor and his staff and support is provided to the Program Executive in developing new policy. The development of amendments to the Act and Regulations is undertaken by this group, working in conjunction with the Legal Services Branch of the Ministry.

The INFORMATION SERVICES section provides telephone enquiry, question answering and complaint investigation services to the public, with seven Senior Information Officers dispersed throughout the Province together with supporting staff. The group provides liaison with local landlords, tenants, and community groups on behalf of Rent Review Officers. Personnel in the section work closely with regional office management in handling internal information services and in disseminating policy directives.

The STAFF TRAINING section handles the training needs of the Program and of the Rent Review Board. Although the primary emphasis is on Rent Review Officer instruction in the legislation and policy, staff development and human relations improvement programs are also undertaken.

The ADMINISTRATIVE SUPPORT SERVICES section co-ordinates and expedites all requisitions for supplies and equipment, approves invoices and provides general administrative services, working closely with existing support units in the Ministry. The Office Services unit of this section is complemented by a financial group responsible for monitoring Program expenditures, producing reports for the Program Executive and undertaking cost control measures.

Financial Report

The Three sets of diagrams that follow depict the financial position of the Rent Review Program as of December 31, 1976.

The Government of Ontario's fiscal year runs from April 1 to March 31. Consequently, the figures presented in the diagrams represent the financial position at the end of the third quarter of the fiscal year.

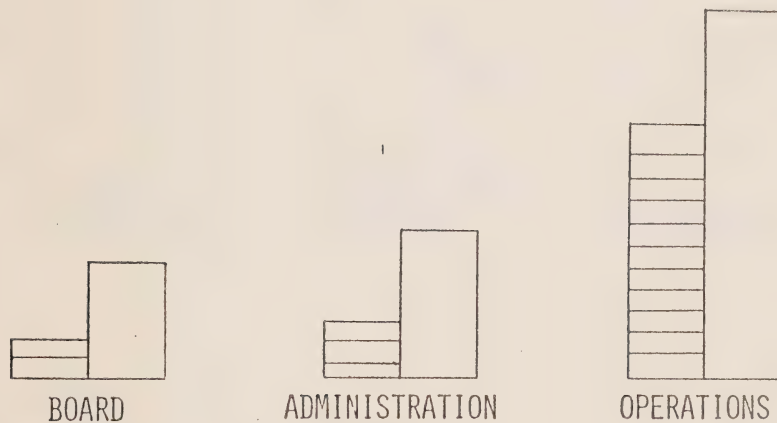
In summary, the figures show a favourable variance in expenditures compared to the budget. This variance is due to both stringent cost control measures and to application volumes being less than anticipated.

COMPARISON OF EXPENDITURES WITH BUDGETED AMOUNTS

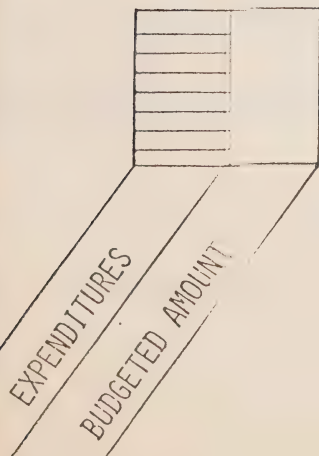
(AS OF DECEMBER 31, 1976)

	<u>EXPENDITURES</u>	<u>BUDGETED AMOUNT</u>	<u>VARIANCE</u>
BOARD	\$679,421	\$1,918,400	\$(1,238,979)
ADMINISTRATION	\$911,855	\$2,425,400	\$(1,513,545)
OPERATIONS	\$4,249,417	\$6,113,400	\$(1,863,983)
TOTAL	<u>\$5,840,693</u>	<u>\$10,457,200</u>	<u>\$(4,616,507)</u>

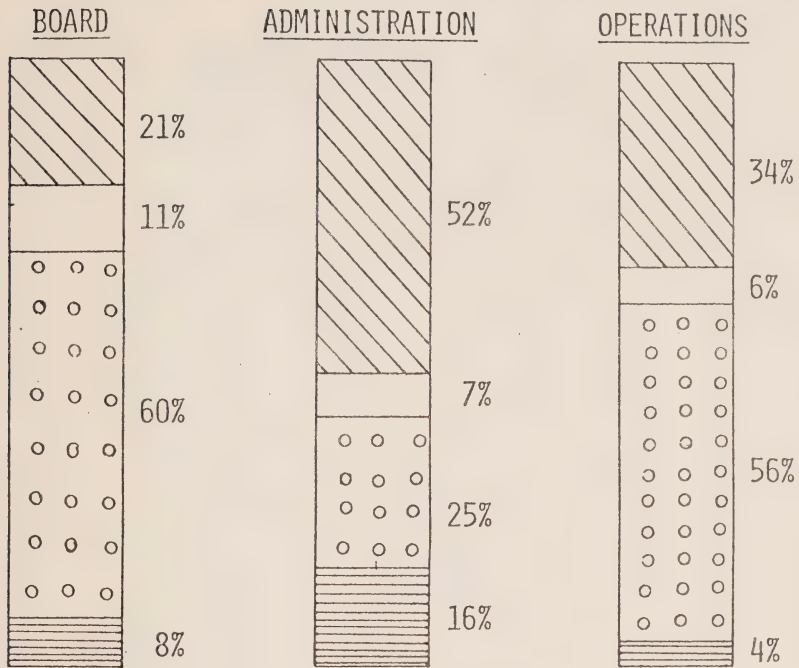
NOTE ANNUAL BUDGET: APRIL '76 - MARCH '77 \$13,985,000




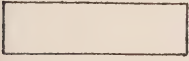
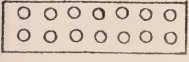
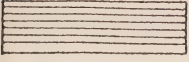
LEGEND



DISTRIBUTION OF EXPENDITURES WITHIN PROGRAM AREAS



LEGEND

-  SALARIES & BENEFITS
-  TRANSPORTATION & COMMUNICATION
-  CLERICAL* & OFFICE SERVICES**
-  SUPPLIES & EQUIPMENT

* TEMPORARY STAFF PROVIDED BY EMPLOYMENT AGENCY ON CONTRACT.

** INCLUDES RENTAL OF OFFICE SPACE.

17.
RELATIVE EXPENDITURES

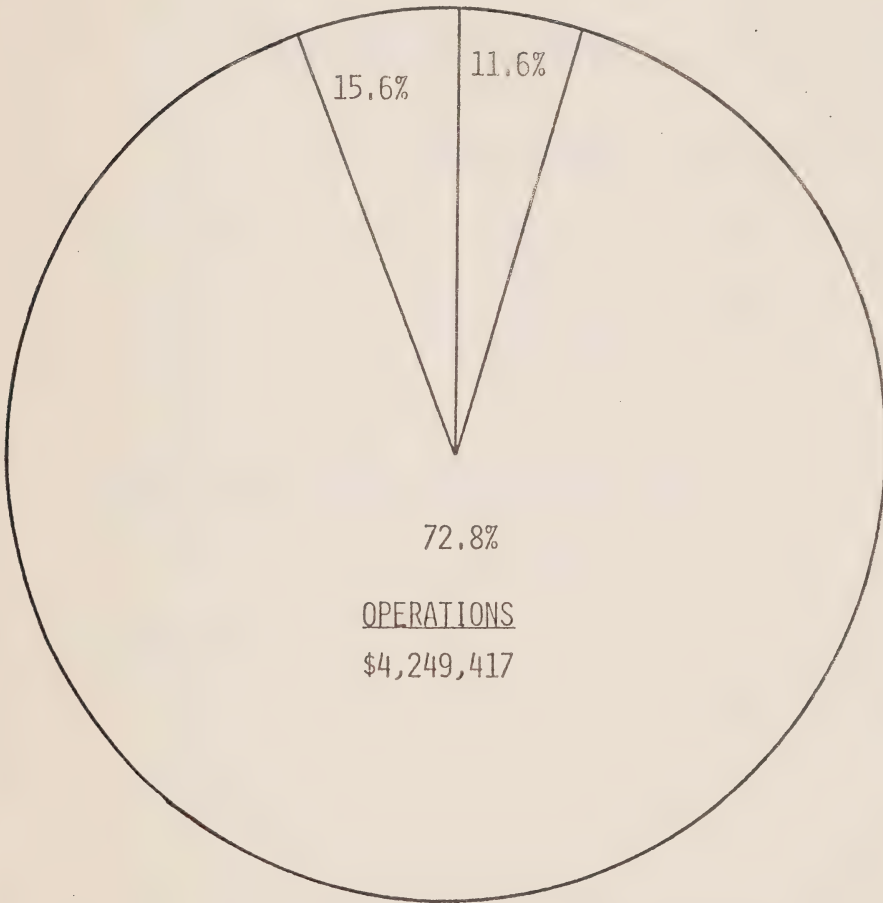
BY PROGRAM AREAS

ADMINISTRATION

\$911,855

BOARD

\$679,421



OPERATIONS

\$4,249,417

TOTAL \$5,840,693

ACTUAL STAFF AS OF DECEMBER 31, 1976

	<u>Board</u>	<u>Administration</u>	<u>Operations</u>	<u>Total</u>
Ministry Contract	11	48	78	137
Agency **	<u>34</u>	<u>26</u>	<u>200</u>	<u>260</u>
Total	45	74	278	397

PEAK TOTAL STAFFING LEVEL FOR RENT REVIEW PROGRAM

	<u>Board</u>	<u>Administration</u>	<u>Operations</u>
Ministry Contract	11	43	104
Agency **	<u>44</u>	<u>39</u>	<u>245</u>
Total	55*	82+	349+

* October, 1976 + June, 1976

** Temporary staff provided by employment agency on contract.

RESIDENTIAL PREMISES RENT REVIEW BOARD

Report of the Chairman

The Residential Premises Rent Review Board was constituted by virtue of Section 12 of the Residential Premises Rent Review Act, 1975. It was recognized that with any process as complex as the one established by the Act, inequities were bound to occur at the initial hearing stage, and that an opportunity should be provided for a second look at the facts.

Hence, the appeal procedure evidenced by the existence of this Board. In reality, what is granted is a re-hearing, or in the lawyer's phrase, a hearing de novo, rather than an appeal in any narrow sense.

The Board opened its offices at 60 Bloor Street West in Toronto on March 22, 1976, where its province-wide operations are centralized. Since then, it has received 28,514 notices of appeal from a total of some 180,000 decisions made by Rent Review Officers during the period, or respecting about 16 % of these decisions. It has held 1,247 hearings. Hearings may embrace a number of individual appeals from a single building or project, so that there are far fewer hearings than there are appeals.

Of a total of 12,189 orders issued, 49 % have increased the awards appealed from, 21 % have decreased them, and 30 % have affirmed those awards. In considering the implications of these results, it is important to realize that 90 % of the appeals have been by landlords, and only 10 % by tenants, a ratio that has remained remarkably consistent. Hearings are entirely current and appeals are generally heard within about six weeks of the filing of notices of appeal.

The Board is composed of 53 members, of whom 29 are designated (in the words of the Act) "representative of tenants" while the remaining 24 are undesignated. Even though some members bear a designation and others do not, I think it is well

settled that in the discharge of their duties members of a tribunal such as this Board must act judicially and be independent of both sides in the matters before them.

As Chairman, I am a full-time member of the Board. The remaining 52 members are part-time, remunerated on a per-diem basis. Membership is distributed geographically amongst the seven Rent Review regions into which the province is divided, and represents widely different backgrounds. Few members have had legal or accounting training.

The Board sits in panels. It is usually arranged that a panel is drawn from membership within the region in which the premises under appeal is located. The Board's purpose is to be accessible, fair and impartial. It endeavours to be mindful of, and to guard against, the consequences of any abuse in the exercise of its discretion.

Because of the possibility of deadlocks, the Board's projected caseload was based upon the expectation that its panels would consist of three members. Since at least one-half of the Board's members must be representative of tenants, it is arguable that a three member panel would have to be composed of two such persons and one undesignated member. Because of this dilemma, the Board has, under my direction, invariably sat in pairs, one member being representative of tenants. I am glad to report that only a single instance of a deadlock has come to my attention.

The right of appeal is strictly limited in time, notice of appeal having to be filed within 15 days of the date of the decision appealed from. The Board is without jurisdiction to act unless this time limit has been complied with. I am aware that the severity of this constraint has caused, and can cause, hardship.

Early in its existence the Board developed rules of procedure directed particularly to the concept of pre-hearing conferences. The ideal of establishing such conferences as a routine, in

order to focus clearly on the issues and to set agreed hearing dates was, sadly, not achieved. The overwhelming bulk of hearings are attended by the parties themselves, without legal representation, and it proved impossible to convey to laymen the idea of defining the issues. Pre-hearing conferences therefore became almost always dress-rehearsals for the hearings themselves, with nothing conceded and a doubling of the time consumed. Abandonment was unavoidable.

The Board, constituted as it is as a temporary body almost wholly of part-time amateurs with the qualities of (and sometime perceived as) a jury, is fallible and not always right. The fact that the Board's decision is final and not subject to appeal has, in this context, caused me, and continues to cause me, concern. There is available, it is true, the avenue of judicial review, but it can be costly and time-consuming, and a burden upon the less privileged.

An impressive administrative and decision-making capability concerning a novel and, in some respects, abstruse statute has been developed by the Board in little over nine months from a standing start. Furthermore, no previous experience existed on the part of any of the thirty-odd support staff recruited from scratch to function for a period due to end on July 31, 1977.

This has required on the part of both Board members and staff a degree of dedication and skill that has been a revelation to me. I believe the public is being better served than could possibly have been foreseen when this operation was organized.

CHAIRMAN
M. BRUCE

SPECIAL ASSISTANTS

A. ARMITAGE
W. THOMPSON

VICE-CHAIRMAN

G. BATCHELOR
D. GAMBLE

LEGAL COUNSEL
S. LANG

REGISTRAR
G. WASSERMAN

ACCOUNTING CONSULTANT
R. WINSHIP

ASSISTANT REGISTRARS

L. HASTINGS
C. VERNER

ACCOUNTING STAFF

Administrative Functions

The CHAIRMAN of the Residential Premises Rent Review Board directs and co-ordinates the policy and administrative functions of the Board, as well as the assignment of Board Members for each hearing.

Reporting directly to the Chairman are two part-time SPECIAL ASSISTANTS, who are primarily responsible for training of Board Members, Board Information Bulletins, and problems requiring special investigation.

The Board has also retained the services of two part-time professional consultants for legal matters and accounting. These individuals provide services as the need arises.

The general administration of the Board is directed by the REGISTRAR, who is responsible for budgeting, personnel, financial control and logistical support involved in the processing of appeals. The Registrar's office is divided into component areas, chief among them being:

The ASSISTANT REGISTRARS co-ordinate Board Members activities with respect to preparing for and appearing at hearings, and in writing decisions. They also draft and issue the formal Order of the Board once the decision of the Board Members is reached.

The ACCOUNTING STAFF review all appeals prior to the hearing and prepare an accounting review for use by Board Members. Following a hearing, the staff will review calculations made by Board Members to foster accuracy and consistency in Orders.

APPENDIX

STATISTICS

The following nine tables represent a sampling of results from Rent Review cases across Ontario, arising from hearings held up to December 31, 1976.

Except where indicated, figures represent averages only, without regard to size or type of the rental units. The Table on page 9 shows 9,413 hearings held representing 271,614 applications. The following tables show results for 7,317 hearings for 131,455 units. The difference in these numbers is due to:

- a) Hearings that did not result in rental determinations are not included in Table I data. These include hearings for:
 - nullifications
 - rebates
 - jurisdiction determinations
 - discontinuance of services.
- b) Some hearings were split and held at several sittings resulting in single orders but, on record, showed several hearings.
- c) Although hearings were held late in the year, orders were not issued for several weeks and hence the data was not included in the year end summary.
- d) Since the applications total includes both tenant and landlord applications, there can be considerable duplication. There can be further duplication because of the necessity of making separate application for the retroactive period in 1975 and the period commencing January 1, 1976.
- e) Many applications did not result in hearings due to an agreement between the parties within the prescribed period, which applications were then withdrawn. The amendments to the Act also resulted in many applications being invalidated.

TABLE 1: AVERAGE RESULTS OF HEARINGS

This report summarizes the overall results of all hearings included in the sample. The first column indicates the number of hearings by office; the second, the number of units or residential premises involved in these hearings.

The third and fourth columns reflect the average percentage rent increase requested and the corresponding monthly rent level in dollars and cents. (These averages, as with all others, are weighted according to the number of units effected by each hearing).

Similarly, the fifth and sixth columns reflect the average percentage rent increase granted and the corresponding monthly rent level.

The final two columns adjust the average percentage increase and rent level granted to reflect the changes which the Appeals Board has had upon the Rent Review Program's decisions. This change is very modest in aggregate terms since the number of appeals held is small relative to the total number of units involved in the hearings held.

ADJUDICATED RESULTS OF HEARINGS

Adjusted to Reflect
Results Appeal Board
Grants

OFFICE	# OF HEARINGS	# OF UNITS	# REQUESTED	# RECEIVED	# GRANTED	# GRANTED	# GRANTED
TORONTO	818	1,190	18.78	266.42	12.59	247.80	12.59
ETOHICOKE	324	544	17.02	451.72	11.05	438.86	11.05
YORK	147	198	16.46	434.86	12.33	422.58	12.32
N. YORK	542	1,376	15.93	451.25	12.67	230.17	12.60
E. YORK	187	691	18.21	439.36	12.21	237.13	12.21
SCARBOROUGH	306	1,271	18.43	234.11	12.55	219.60	12.55
MINISOTA	141	440	14.32	197.62	12.11	194.25	12.05
LONDON	687	734	23.37	223.80	11.27	203.03	11.20
ONEEN BOUND	42	221	28.91	138.97	12.70	120.76	12.64
KILGEMER	510	635	18.10	244.29	13.91	224.00	13.98
MILTON	565	653	18.89	249.69	10.19	226.86	10.21
ST. CATHARINES	177	239	17.14	191.19	13.22	185.73	13.22
MISSISSAUGA	306	653	19.20	250.65	12.00	236.47	11.86
BRANTON	57	108	23.59	243.15	10.49	217.55	10.49
RICHMOND HILL	84	187	18.93	238.45	13.83	227.77	13.83
BARRE	120	1178	20.11	159.29	12.18	151.97	12.18
OSWAMA	163	242	17.82	232.47	10.83	218.77	10.81
PETERBOROUGH	152	157	20.70	189.95	16.24	185.00	15.09
BELLEVILLE	84	703	17.23	134.61	14.42	131.77	14.18
KINGSTON	191	1270	18.88	200.80	14.82	192.06	14.80
CORNWALL	109	639	19.05	180.45	15.56	175.84	15.52
OTAWA	764	2,181	22.89	260.90	14.02	241.89	14.12
PEMBROKE	53	208	24.11	131.79	18.18	125.08	18.18
NORTH BAY	48	431	16.39	219.37	11.81	212.21	11.81
SUDBURY	240	2690	22.47	235.91	16.17	226.87	16.16
TIMMING	111	870	26.87	118.56	8.05	100.44	7.97
SAULT STE. MARIE	152	1115	22.82	190.12	13.89	178.57	13.85
THUNDER BAY	143	1,034	19.25	196.14	13.42	188.92	13.40
KENORA	29	200	25.24	118.04	10.68	107.51	10.68
PROVINCE	7317	1,119,950	19.86	240.75	12.86	224.93	12.86
							225.01

TABLE 2: AVERAGE RESULTS OF HEARINGS
(EXCLUDING MOBILE HOME SITES)

This report is a slight variation of Table 1. The only change is that every hearing which involved mobile home sites has been excluded.

The average rent level for a mobile home site is substantially lower than that for any other type of residential premises considered by the Act. This means that the granted rent level in dollar terms can vary widely depending upon the treatment of mobile home sites. This will be clearer by noting the following examples:

<u>Office</u>	Rent Granted Including	Rent Granted Excluding
	<u>Mobile Home Sites</u>	<u>Mobile Home Sites</u>
	\$ per month	
Owen Sound	120.76	170.58
Barrie	151.97	192.67
Belleville	131.77	194.58
Timmins	100.44	149.79
Kenora	107.51	161.21

Although the effect on total aggregates is minimal, the impact on several individual area rent levels is significant.

AVERAGE RESULTS OF HEARINGS (EXCLUDING MOBILE HOME SITES)

TABLE 2

OFFICE	# OF HEARINGS	# OF DAYS	% REQUESTED	% REQUESTED	% GRANTED	% GRANTED	Adjusted to reflect Results of Appeal	% GRANTED
TORONTO	410	1139	16.76	66.02	12.09	47.80	12.09	67.60
ETOBICOKE	344	844	17.02	51.72	11.05	43.86	11.05	43.86
YORK	147	3495	16.46	43.46	12.33	42.58	12.33	42.58
N. YORK	545	13475	13.98	43.46	12.33	42.58	12.33	42.58
E. YORK	447	6421	16.46	43.46	12.33	42.58	12.33	42.58
SCARBOROUGH	352	12171	16.46	43.46	12.33	42.58	12.33	42.58
MISSISSAUGA	337	6335	14.39	43.46	12.03	25.74	12.21	40.00
WINDSOR	84	7723	23.43	42.86	11.03	40.62	11.03	40.62
OAK SOUND	39	131	29.81	139.99	14.11	170.56	13.91	170.56
KILGEMER	342	6335	18.14	244.49	13.51	44.06	13.98	244.49
AMHLTON	165	4663	16.92	431.02	10.22	42.06	10.24	244.49
ST. CATHARINES	175	2336	16.95	197.30	13.31	131.91	13.31	131.91
MISSISSAUGA	306	6953	13.20	450.55	12.00	236.47	11.86	236.47
BRAMPTON	97	2108	23.59	243.15	10.49	217.55	10.49	217.55
RICHMOND HILL	44	1139	18.53	428.45	13.83	227.77	13.83	227.77
BARBIE	114	912	17.94	201.28	11.59	132.67	11.76	132.67
OSHAWA	163	2482	17.62	232.47	10.83	218.77	10.81	218.77
PETERBOROUGH	151	1329	20.78	192.70	16.23	157.66	16.10	157.66
BELLEVILLE	82	419	22.40	135.67	17.50	194.58	17.10	194.58
KINGSTON	191	1470	18.86	200.80	14.22	195.06	14.00	195.06
CORNWALL	108	614	18.80	144.99	14.65	178.91	14.61	178.91
OTTAWA	758	2032	22.64	462.24	14.02	243.10	14.02	243.10
PERERAKE	52	148	30.09	158.64	23.18	153.44	23.18	153.44
NORTH BAY	46	431	16.39	213.57	11.81	232.30	11.81	232.30
BUDALAY	234	4282	22.44	428.57	16.22	232.30	16.22	232.30
THUNDER BAY	146	321	24.17	175.52	10.22	149.79	10.04	149.79
SAULT STE. MARIE	135	415	13.34	222.21	13.25	207.77	13.10	207.77
KENORA	26	103	18.78	408.78	14.01	400.00	13.99	400.00
PROVINCE	7256	124556	19.43	444.14	12.57	461.21	11.73	461.21
						228.10	12.60	440.16

TABLE 3:

DISTRIBUTION OF HEARINGS BY TYPE OF
BUILDING

There are nine classifications of buildings considered by this analysis. These are:

- SF - single family dwelling
- DU - duplex
- TRI - triplex
- FS - four to six units inclusive
- NE - over six units but fewer than
four floors (i.e: non-elevator)
- E - over six units with four or
more floors (i.e: elevator)
- RH - rooming house
- T - townhouse
- M - mobile home site

This report indicates the distribution of hearings by classification of building. Note that if there were several different classifications within one complex, a hearing could be counted twice or more - once for each type of building involved.

REPORT 3 DISTRIBUTION OF RELATIVES BY TYPE OF BUILDING

TABLE 3

OFFICE	#SF	#OU	#TRI	#FS	#NE	#E	#RH	#T	#H	TOTAL
TORONTO	125	103	64	110	112	277	14	8		918
ETOBICOKE	23	15	11	20	76	182		23		334
YORK	5	10	4	5	46	71				347
N. YORK	4	2	14	24	78	342	2	17		545
E. YORK	8	1	2	0	28	140				187
SCARBOROUGH	29	2	3	3	29	263		22		352
WINDSOR	35	16	11	14	23	32		9		141
LONDON	152	136	47	71	129	97	1	46		687
OPEN BOUND	16	8	4		5					42
KITCHENER	65	52	20	53	125	155	1	34		515
HAMILTON	89	54	21	44	64	238	3	27	1	566
ST. CATHARINES	41	34	8	24	22	39	3	4	2	177
MISSISSAUGA	22	5	1	0	6	238		28		306
BRAMPTON	4	3		4	5	35		6		57
RICHMOND HILL	20	9	4	7	6	31		7		84
BARRIE	29	26	9	18	10	14	1	7	6	123
OSHAWA	19	16	14	17	33	58		6		163
PETERBOROUGH	19	40	11	26	28	21		4	1	152
BELLEVILLE	18	25	0	19	6	0			2	84
KINGSTON	51	23	18	36	34	-18	3	8		191
CORNWALL	18	34	17	22	15	2			1	109
OTTAWA	95	136	59	76	90	226	1	77		764
PEMBROKE	14	13	0	12	7				1	53
NORTH BAY	6	9	7	0	9	0		3		48
BUDSBURY	45	36	17	32	51	21	1	14	2	240
THIMINS	21	33	10	20	14			1	6	111
SAULT STE. MARIE	42	41	15	17	14	15	1	1	6	152
THUNDER BAY	39	22	8	21	40			5	4	143
KENORA	8	9	1	3	4			1	3	29
PROVINCE	1102	913	418	700	1111	2011	32	422	51	7317

TABLE 4: DISTRIBUTION OF UNITS BY TYPE OF BUILDING

This is similar to the previous report except that it indicates the number of units rather than hearings within each category.

TABLE 4

DISTRIBUTION OF UNITS BY TYPE OF BUILDING

OFFICE	#SF	#OU	#TA	#FS	#NE	#E	#RM	#T	#H	TOTAL
TORONTO	131	136	106	342	1214	10001	45	33		11991
ETOBICOKE	23	22	18	53	1252	6790		230		8742
YORK	5	13	9	37	523	2811				3358
N. YORK	77	2	16	58	958	13752	3	237		15175
SCARBOROUGH	8	2	3	50	541	5707				6321
	29	4	6	16	611	11632		271		12771
WINDSOR	41	21	27	35	510	1346		255	231	2466
LONDON	173	192	93	44	2191	3483	1	849	211	7534
OPELA SOUND	21	11	10	35	53				59	820
KITCHENER	105	85	51	203	1550	3605	1	729		6435
HAMILTON	94	75	38	137	739	6573	13	1074	70	8753
ST. CATHARINES	56	46	16	107	291	1736	3	81	103	2439
MISSISSAUGA	22	6	1	17	24	6847		336		6933
BRAMPTON	4	3		14	33	1718		336		2108
RICHMOND HILL	23	12	9	23	39	913		164		1169
BARRIE	29	34	20	76	99	341	157	60	366	1176
OSHANA	19	20	30	73	404	1859		77		2462
PETERSBOROUGH	19	61	24	132	260	786		45	28	1357
BELLEVILLE	18	39	12	81	108	161			284	703
KINGSTON	63	28	63	142	574	353	15	32		1275
CORNWALL	18	42	43	61	355	95		25		639
OTTAWA	122	247	120	420	1742	13404	12	3953	149	20181
PERMBROKE	19	21	16	40	52			57		205
NORTH BAY	8	12	12	34	71	203		31		431
SUDBURY	53	46	30	104	774	1302	15	173	108	2690
THIRMS	26	48	21	84	139		1	2	349	670
SAULT STE. MARIE	52	60	30	69	198	476	6	7	217	1115
THUNDER BAY	42	60	19	74	768	194		259	119	1534
KEORA	8	10	1	13	47			24	97	200
PROVINCE	1275	1358	855	2911	16117	96497	272	9007	2503	131455

TABLE 5: DISTRIBUTION OF UNITS BY PERCENTAGE
 INCREASE GRANTED

This report indicates the number of units by office which were granted increases within selected percentage ranges.

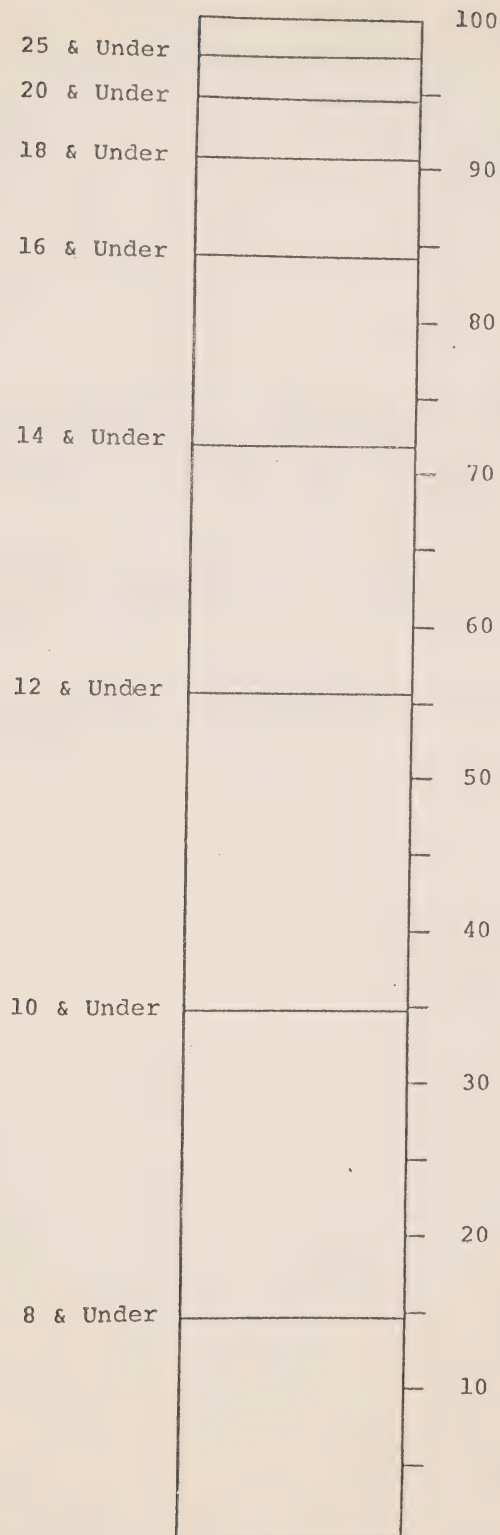
TABLE 5

DISTRIBUTION OF UNITS BY PERCENTAGE INCREASE GRANTED

OFFICE	< 5%	5 - 10%	10 - 12%	12 - 14%	14 - 16%	16 - 18%	18 - 20%	20 - 25%	> 25%	TOTAL
TORONTO	1584	2327	3148	1908	1675	999	207	396	346	11930
EDMONTON	571	2408	2645	2300	250	142	23	36	7	8700
YORK	291	823	749	751	388	376	222	86	12	3352
N. YORK	2004	2667	4034	2769	1123	1231	727	580	497	15475
E. YORK	372	1045	994	1440	1589	269	15	50	50	6321
SCARBOROUGH	1504	2448	2763	2178	1400	1197	234	826	155	12771
WINDSOR	325	271	975	741	94	175	124	23	32	2404
LONDON	2637	2133	703	973	457	416	8	179	356	7934
OWEN SOUND	104	2	6	58		8	3	34	5	220
KITCHENER	1459	779	870	954	531	695	277	398	372	6335
HAMILTON	2823	2115	1554	876	781	281	94	145	79	8733
ST. CATHARINES	176	743	554	199	325	149	124	135	44	2439
MISSISSAUGA	460	1406	1926	1294	1075	357	406	24	5	6953
BRAMPTON	629	317	889	364	65	55	137	32	32	2108
RICHMOND HILL	236	113	133	92	155	155	277	12	19	1189
BARRIE	195	310	83	227	124	172	50	7	12	1174
OSHAWA	502	470	280	442	275	142	14	24	10	2482
PETERBOROUGH	137	208	267	127	273	41	16	41	241	1357
BELLEVILLE	30	327	117	111	22	8	20	23	45	703
KINGSTON	207	298	116	138	225	84	24	86	92	1270
CORNWALL	55	74	173	42	83	91	17	54	52	639
OTTAWA	860	3652	4384	3141	3465	2194	1334	832	565	20181
PEMBROKE	70	17	17	14	35	11	2	16	40	205
NORTH BAY	33	256	40	46	7	8	12	17	12	431
SUDBURY	368	457	299	304	260	67	12	158	316	2690
TIMMINS	478	48	52	13	14	28	14	5	22	670
SAULT STE. MARIE	43	104	491	265	17	34	17	59	61	1115
THUNDER BAY	167	178	381	362	153	60	97	74	65	1534
KENORA	55	19	87	25	5	2	5	5	2	200
PROVINCE	18697	26192	26390	21191	14576	9493	4993	4367	3566	131455

% Granted

% Of Units



TABLES 6, 7, 8

In determining the justifiable percentage increase for a given project, a Rent Review Officer may consider other factors, in addition to increases in operating costs, which could contribute to overall increases in the cost of operating the building (s).

Three major categories into which these factors can be classified are the existence of a financial loss, increases in capital expenditure, and changes in financing payments.

The following three tables reflect the overall results from the subsets of hearings at which these specific factors were considered.

TABLE 6

RESULTS OF HEARINGS WHICH INVOLVED FINANCIAL LOSS

OFFICE	# OF HEARINGS	# OF UNITS	\$ REQUESTED	\$ REQUESTED	\$ GRANTED	\$ GRANTED
TORONTO	179	2501	20.02	265.35	14.70	253.59
ETOBICOKE	80	2090	16.45	233.44	12.23	224.97
YORK	32	838	21.04	250.56	14.22	236.43
NORTH YORK	140	4286	19.16	234.69	16.08	228.62
EAST YORK	19	323	25.22	24.00	15.87	222.99
SCARBOROUGH	93	4971	19.00	221.29	14.84	213.54
WINDSOR	59	1644	13.23	187.88	12.76	187.12
LONDON	194	2015	24.22	214.45	16.02	200.29
OWEN SOUND	5	22	29.63	221.36	26.39	215.84
KITCHENER	217	3384	19.43	273.06	16.15	265.55
HAMILTON	125	1416	19.21	225.87	15.54	218.92
ST. CATHARINES	78	1018	19.32	201.79	15.92	190.03
MISSISSAUGA	30	1082	26.18	233.87	14.17	211.61
BRAMPTON	31	518	19.24	202.98	17.97	200.82
RICHMOND HILL	17	98	15.96	220.68	11.18	211.59
BARRIE	40	479	20.62	258.04	12.52	240.72
OSHAWA	74	755	22.29	187.56	20.63	185.01
PETERBOROUGH						
BELLEVILLE	29	186	25.41	196.68	21.10	189.92
KINGSTON	72	714	20.50	201.07	17.33	195.78
CORNWALL	40	413	20.77	187.27	16.95	181.55
OTTAWA	291	6686	23.03	279.36	15.85	263.04
PEMBROKE	19	69	38.72	156.10	34.15	150.95
NORTH BAY	15	179	14.93	199.53	11.74	193.99
SUDBURY	90	1677	22.69	258.81	18.94	250.88
TIMMINS	11	65	60.22	225.02	18.31	166.16
SAULT STE. MARIE	42	185	24.69	190.35	20.69	184.24
THUNDER BAY	23	236	25.98	210.47	21.07	202.27
KENORA	3	46	16.51	198.28	12.39	191.27
PROVINCE	2049	37896	20.53	240.13	15.62	230.35

RESULTS OF PETITIONS WHICH INVOLVED INCREASED CAPITAL EXPENDITURES

OFFICE	# OF HEARINGS	# OF VOTES	# REQUESTED	# REQUESTED	# GRANTED	# GRANTED
TORONTO	419	602	19.20	473.11	13.00	200.09
ETOHICUKE	241	292	17.80	432.77	11.25	239.15
YORK	50	136	17.87	433.86	12.27	225.78
N. YORK	226	376	20.00	443.14	12.09	227.11
E. YORK	43	233	17.13	438.32	12.44	248.87
BRANDOROUGH	196	393	19.71	426.57	12.98	214.73
WINDSOR	42	71	16.37	163.76	13.13	107.38
LONDON	264	346	20.14	427.06	13.48	203.87
OWEN SOUND	17	56	30.57	154.34	20.35	143.01
KITCHENER	192	244	19.41	337.90	14.65	231.01
MILITON	178	265	17.17	175.90	9.90	162.81
ST. CATHARINES	54	96	20.15	197.77	15.40	190.52
MISISSAUGA	130	316	19.70	235.64	12.83	242.88
BRAMPTON	25	792	20.03	248.95	11.62	231.20
RICHMOND HILL	26	294	20.23	240.00	13.53	226.21
BARRIE	21	430	12.10	211.21	10.21	209.77
OSHAWA	42	540	20.65	224.27	13.05	210.82
PETERBOROUGH	76	451	24.42	170.61	18.91	166.03
BELLEVEILLE	42	414	16.66	67.76	14.50	85.73
KINGSTON	56	358	20.82	401.48	16.97	197.25
CORNWALL	74	423	22.49	186.42	17.43	179.92
OTAWA	359	1,161	23.55	451.06	14.20	231.14
PETERBORO	33	411	31.99	153.74	25.04	159.34
NORTH BAY	24	145	10.71	191.11	13.35	180.59
SUDBURY	82	67	22.03	454.14	16.14	243.34
TIMING	56	406	20.63	102.33	8.73	89.92
SAULT STE. MARIE	96	506	22.24	183.63	13.64	172.41
THUNDER BAY	21	92	47.45	168.54	21.02	177.56
KENORA	12	59	17.08	161.93	12.71	156.56
PROVINCE	3138	6,004	20.30	241.93	12.93	226.25

TABLE 7

RESULTS OF HEARINGS WHICH INVOLVED INCREASED FINANCING PAYMENTS

TABLe 8

OFFICE	# OF HEARINGS	# OF JUDS	# REQUESTED	# REQUESTED	# GRANTED	# GRANTED
TORONTO	78	1692	20,427	2,556,1	1,789	233,33
ETOBICOKE	64	1032	18,443	2,379,91	11,700	203,70
YORK	5	1035	19,152	2,181,19	13,774	201,84
N. YORK	27	332	18,681	2,325,53	13,336	220,83
E. YORK	13	366	17,800	2,252,86	12,192	218,07
SCARBOROUGH	49	1331	20,447	2,113,99	15,170	218,43
WINDSOR	5	131	14,447	2,450,4	11,197	240,02
LONDON	70	1437	31,933	2,593,56	13,429	219,58
OHEN SOUND	1	3	57,689	1,50,00	39,669	132,71
KITCHENER	72	1221	18,433	1,81,58	14,135	176,04
AMHLTON	72	1435	19,407	2,264,57	14,232	286,56
ST. CATMARINES	8	136	15,134	1,68,85	13,174	186,38
MISSTISSAUGA	20	310	18,421	2,15,92	11,27	203,22
BRAMPTON	1	29	22,472	2,39,31	14,26	222,61
RICHMOND HILL	20	180	20,447	2,24,15	15,70	214,68
BARRIE	9	52	18,179	1,98,48	14,41	194,74
OSHANA	4	106	33,425	2,25,18	18,33	197,06
PETERBOROUGH	10	144	20,74	2,17,93	12,39	201,82
BELLEVILLE	14	373	12,24	43,55	11,68	42,03
KINGSTON	36	144	17,70	2,38,08	16,03	233,29
CORNWALL	8	53	17,87	1,94,58	15,80	191,17
OTTAWA	76	2078	24,31	2,78,79	13,52	253,34
PEMBROKE	11	45	24,61	1,57,67	15,50	146,53
NORTH BAY	2	15	38,59	2,12,67	27,20	199,26
SUDBURY	32	106	30,67	2,33,22	17,94	278,50
TIMMINS	4	9	25,02	2,00,56	10,25	177,00
SAULT STE. MARIE	20	240	18,98	2,30,75	12,78	220,93
THUNDER BAY	1	123	16,82	364,56	14,02	355,38
KENDRA						
PROVINCE	734	14,495	21,25	2,39,74	13,55	228,39



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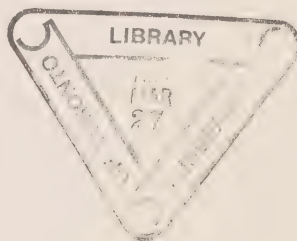
The Honourable Larry Grossman
Minister of Consumer &
Commercial Relations
555 Yonge Street
Toronto, Ontario
M4Y 1Y7

Dear Mr. Minister:

We are privileged to submit our report on the
Ontario Rent Review Program, dealing with the
operations of the Program during the year 1977.

Yours respectfully,

W.M. Robbins
Executive Director
Ontario Rent Review Program



Gordon T. Batchelor
Chairman
Residential Premises Rent Review Board



This report documents the performance of the Rent Review Program and the Residential Premises Rent Review Board over the calendar year 1977. The statistical appendix is a selection of aggregate data from that in use within the Program.

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RENT REVIEW PROGRAM

REPORT OF THE EXECUTIVE DIRECTOR

Rent Review came into being in Ontario in December, 1975, with the passage of the Residential Premises Rent Review Act. The Program, which resulted from this legislation, was fully operational by February 1976.

In the initial stages, the major task undertaken was the establishment of field offices and staff to provide service to the public on a Province-wide basis. The application volume of this period put a high level of demand on a system which had just been created.

The beginning of 1977 ushered in a new phase in the Program's evolution. The pressurous demands on the newly-established Program were supplanted by more moderate application volumes. On-going adjustments were made to match the Programs resources to the reduced and stability demand level.

During 1977, 55,908 applications for Rent Review were made, of which 94% originated from landlords. These applications resulted in 5,145 hearings of which 3,907 were for Rent Review, 160 for rent rebates, 431 for rent increase nullification, 476 to determine jurisdiction and 171 which resulted in a withdrawal of the application. From a sample of 3,541 Rent Review hearings involving 39,219 units, results indicate that for leases of one year landlords were requesting an 18.09% increase or an average rent of \$249.01 per month, whereas Rent Review Officers ordered an average increase of 12.17% or an average rent of \$236.85 per month.

Application volume for 1977 showed a decrease from 1976 figures, largely due to landlords being more selective as to which buildings were brought into Rent Review and because, unlike 1976, the 1977 operating results are for a 12-month period of control, whereas the 1976 results were for a 17-month period of control due to the retroactivity of the legislation.

It was therefore found possible, as a result of close monitoring, to progressively reduce the staffing levels to reflect changes in the level of activity without impairing the service level to the public.

During 1977, landlords with buildings incurring a financial loss, or for which significant capital expenditures had been made, were the heaviest users of Rent Review. In 1976, 28.8% of the units applied for were facing financial loss while in 1977, this proportion was 46.6%. In 1976, 45.6% of the units applied for involved increases in capital expenditures and in 1977 this percentage was 60.5%. These statistics also indicate that Rent Review was used by the rental housing industry in those situations where exceptional circumstances prevail and that most landlords have chosen to operate within the prevailing guideline percentage for the maximum permitted increase in rent without Rent Review.

The Rent Review legislation was to expire on July 31, 1977, however, on April 29, 1977, amendments to the Act extended this expiry date to December 31, 1978. At the same time there were other significant amendments made, including provisions that only one rent increase can be charged for any unit per 12-month period; that landlords are required to provide tenants with written reasons for a rent increase; that the guideline limit for rent increases implemented without review is tied directly to the Federal Anti-Inflation Board guideline for wage increases; and that conviction for offences under the Act can result in a fine of up to \$25,000 for corporations and up to \$2,000 for individuals. These penalty provisions remain in force beyond the December 31, 1978 expiry date.

In October, 1977, the Anti-Inflation Board announced a reduction of its guideline for wages increased to 6%. In keeping with the intent of the April 29, 1977 amendments to the Rent Review legislation, the Ontario Government decreased the guideline for rent increases without review from 8% to 6%, effective October 27, 1977. This reduction caused a three-fold increase in application volume for the last quarter of 1977, as landlords reacted with immediacy to the lowering of the allowable level for rent increases.

In the Speech from the Throne on March 29, 1977 for the Fourth Session of the Thirtieth Parliament, the Ontario Government announced its intention of placing before the people of Ontario policy options for continuing protection of tenants. An Inter-Ministerial Committee of senior public servants from the Ministries of Consumer and Commercial Relations, Housing and the Attorney General was subsequently formed to outline options and a Green Paper, entitled "Policy Options for Continuing Tenant Protection", was prepared for release in early 1978. It is anticipated that this working paper will serve as a basis for constructive debate and that the public response to the options presented will assist the Government in determining an appropriate course to follow in the post Rent Review period.

Although we have only recently started keeping a record of inquiries received by the subject involved, it is interesting to note that over 40% to date involve Landlord and Tenant Act type inquiries. This indicates that the rental housing industry is looking to Rent Review for guidance in many other areas of concern in addition to rent related matters.

From a Program perspective, 1977 has been a successful year. A realistic contribution to the Anti-Inflation Program has been made through maintaining rent increases that were in line with the cost increases experienced by the rental sector.

Equally important, the Program has served to clarify issues of concern between landlords and tenants by creating an informal forum for the exchange of information about problem areas. In this way, the sometimes strained relationship between landlord and tenant has been eased.

ORGANIZATION CHART - RENT REVIEW PROGRAM

EXECUTIVE DIRECTOR

W. M. ROBBINS

EXECUTIVE ASSISTANT

A. CROCKER

DIRECTOR PROGRAM
OPERATIONAL SUPPORT

N. R. HAYES

LEGAL ADVISOR

G. GROSS

MANAGER OF TECHNICAL SUPPORT

D. DAVIES

MANAGER OF INQUIRY SERVICES

D. GOUDY

MANAGER OF STAFF TRAINING
AND DEVELOPMENT

N. JACKSON

MANAGER OF ADMINISTRATION
SERVICES

R. MCCARTHY

TECHNICAL CONTROL CO-ORDINATOR

R. GODFREY

CO-ORDINATOR OF
PROGRAM PLANNING
AND DEVELOPMENT

A. WREN

CO-ORDINATOR OF
PROGRAM STATISTICS

C. CHONG

STAFFING CONTROL
OFFICER

N. MURRAY

SYSTEMS CO-ORDINATOR

REGIONAL DIRECTOR

R. E. DOWNEY

REGIONAL DIRECTOR

J. H. THOMSON

- METRO TORONTO

- TORONTO

- ETOBICOKE

- YORK

- NORTH YORK

- EAST YORK

- SCARBOROUGH

- WINDSOR

- LONDON

- OWEN SOUND

- KITCHENER

- HAMILTON

- ST. CATHARINES

- MISSISSAUGA

- BRAMPTON

- RICHMOND HILL

- BARRIE

- OSHAWA

- PETERBOROUGH

- BELLEVILLE

- KINGSTON

- CORNWALL

- OTTAWA

- PEMBROKE

- NORTH BAY

- SUDBURY

- TIMMINS

- SAULT STE. MARIE

- THUNDER BAY

- KENORA

RENT REVIEW PROGRAMAPPLICATION VOLUME AS OF DECEMBER 31, 1977A) METRO TORONTO, SOUTHWEST & CENTRAL WEST

OFFICE	R.R.O.*	TOTAL APPLICATIONS	LANDLORD APPLICATIONS	TENANT APPLICATIONS	HRGS. HELD
	NUMBER	NUMBER	NUMBER	NUMBER	NUMBER
Toronto	7	7,992	7,638	354	701
Etobicoke	2	2,992	2,863	129	235
York	1	1,534	1,502	32	78
North York	3	4,215	3,729	486	417
East York	1	3,084	3,047	37	131
Scarborough	4	6,771	6,630	141	441
Windsor	1	1,773	1,563	210	126
London	4	991	796	195	310
Owen Sound	1	171	163	8	23
Kitchener	2	1,966	1,871	95	247
Hamilton	4	3,468	3,044	424	369
St. Catharines	1	2,044	1,897	147	172
<u>Total A) Region</u>	31	37,001	34,743	2,258	3,250

B) CENTRAL EAST, NORTHWEST, NORTHEAST & EASTERN

Mississauga	3	3,542	3,534	8	194
Brampton	1	307	262	45	36
Richmond Hill	0	215	195	20	30
Barrie	2	2,955	2,500	455	73
Oshawa	1	957	908	49	82
Peterborough	1	763	748	15	69
Belleville	1	387	336	51	65
Kingston	1	451	403	48	85
Cornwall	1	517	461	56	68
Ottawa	6	4,952	4,813	139	451
Pembroke	0	130	110	20	54
North Bay	0	372	334	38	54
Sudbury	1	1,390	1,369	21	351
Timmins	1	400	275	125	120
Sault Ste. Marie	0	359	317	42	37
Thunder Bay	1	1,083	964	119	101
Kenora	1	127	121	6	25
<u>Total B) Region</u>	21	18,907	17,650	1,257	1,895
<u>PROVINCE</u>	52	55,908	52,393	3,515	5,145

* Rent Review Officer

Financial Report

The Three sets of diagrams that follow depict the financial position of the Rent Review Program, as of December 31, 1977.

The Government of Ontario's fiscal year runs from April 1 to March 31. Consequently, the figures presented in the diagrams represent the financial position at the end of the third quarter of the fiscal year.

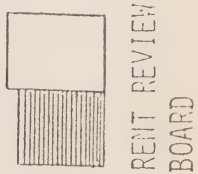
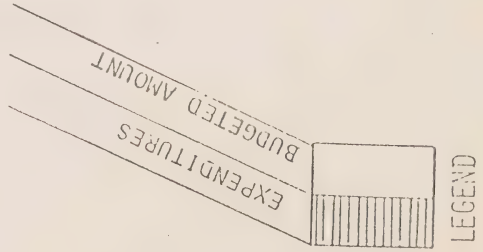
In summary, the figures show a favourable variance in expenditures compared to the budget. This variance is due to both stringent cost control measures and to application volumes being less than anticipated.

COMPARISON OF EXPENDITURES WITH BUDGETED AMOUNTS 1977-78

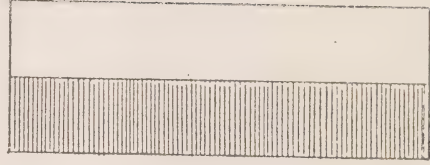
(AS OF DECEMBER 31, 1977)

	<u>EXPENDITURES</u>	<u>BUDGETED AMOUNTS</u>	<u>VARIANCE</u>
RENT REVIEW BOARD	\$ 576,543	\$ 674,600	\$ 98,057
RENT REVIEW PROGRAM - OPERATIONS	2,889,855	2,924,846	34,991
RENT REVIEW PROGRAM - ADMINISTRATION	850,345	903,690	53,345
TOTALS	\$4,316,743	\$4,503,136	\$ 186,393

NOTE: ANNUAL BUDGET: APRIL '77 - MARCH '78 \$6,899,000



RENT REVIEW BOARD

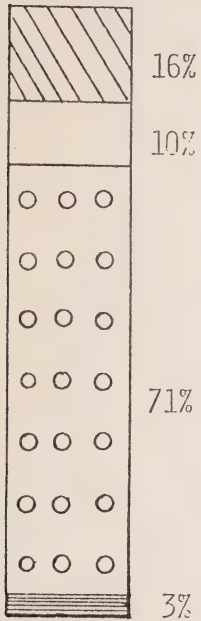


RENT REVIEW PROGRAM - OPERATIONS

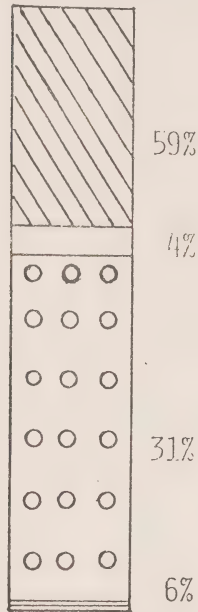


RENT REVIEW PROGRAM - ADMINISTRATION

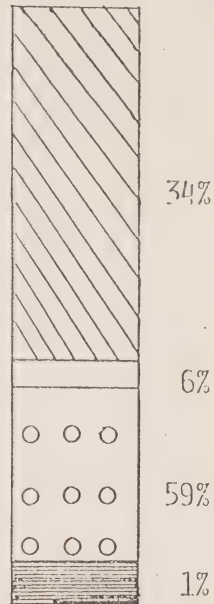
BOARD



ADMINISTRATION



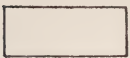
OPERATIONS



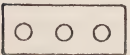
LEGEND



SALARIES & BENEFITS



TRANSPORTATION & COMMUNICATION



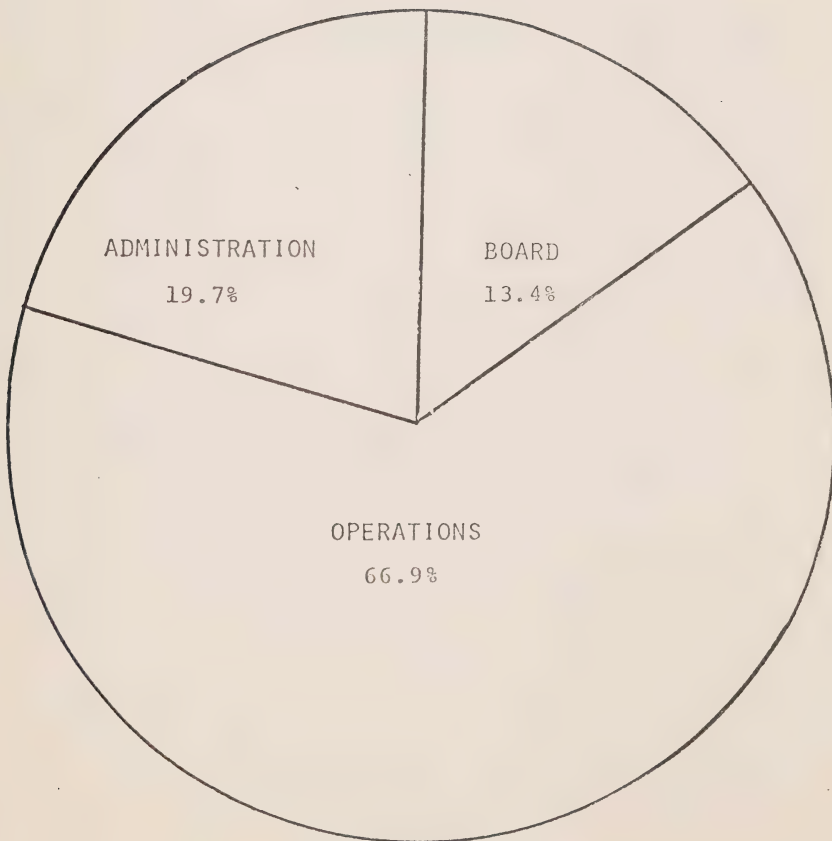
CLERICAL & OFFICE SERVICES



SUPPLIES & EQUIPMENT

RELATIVE EXPENDITURES BY PROGRAM AREAS

RENT REVIEW BOARD	\$ 576,543	- 13.4%
RENT REVIEW PROGRAM - OPERATIONS	2,389,855	- 66.9%
RENT REVIEW PROGRAM - ADMINISTRATION	850,345	- 19.7%
TOTAL	<u>\$4,316,743</u>	<u>- 100.0%</u>



ACTUAL STAFF AS OF DECEMBER 31, 1977

	<u>Board</u>	<u>Administration</u>	<u>Operations</u>	<u>Total</u>
Ministry Contract	7	35	60	102
Agency **	<u>18</u>	<u>16</u>	<u>144</u>	<u>178</u>
Total	25	51	204	280

PEAK TOTAL STAFFING LEVELS FOR RENT REVIEW PROGRAM

	<u>Board</u>	<u>Administration</u>	<u>Operations</u>
Ministry Contract	11	43	104
Agency **	<u>44</u>	<u>39</u>	<u>245</u>
Total	55 *	82 +	349 +

* October 1976

+ June 1976

* Support staff provided by employment agencies

RESIDENTIAL PREMISES RENT REVIEW BOARD

REPORT OF THE CHAIRMAN

The Residential Premises Rent Review Board was constituted to offer a means by which parties might appeal an order of a Rent Review Officer. It performs this function by having a new hearing before a panel of Board members, thereby permitting the presentation of new evidence as well as a second look at the facts previously submitted to the Program.

During 1977 the Board maintained its office in Toronto and continued to hold hearings throughout the province, primarily in civic buildings. The workload was lighter than in 1976 with only 1,033 hearings being held covering approximately 6,000 units, a reduction of 23%. The number of unit appeals handled in a hearing ranged from one to over 600 with the complexity of the case determining the length of the hearing. With the exception of the occasional hearing that extended through a day or evening, the majority were of one hour's duration and were held within six weeks of receiving the appeal. Of the orders issued in 1977, 36.7% increased the percentage rent increase granted from that ordered by the Rent Review Officer, 20.2% decreased it and 43.1% affirmed the Rent Review Officer's award. There was a slight increase in the ratio of tenant applications to those of landlords over 1976, but it is still significant that 75% of the units appealed have been by landlords.

In April, it was announced that rent review would be extended beyond the previously stated deadline of July 31, 1977. The Board had made several suggestions with respect to improving the relevant legislation and The Residential Premises Rent Review Act was amended effective April 29, 1977. The primary change that affects the Board's operations is the introduction of Section 13(7) which permits the Board to reconsider a decision within a short time period after issuance of its order.

Previously, there was no recourse for correction if it was determined that an error had occurred. This section has been invoked on 11 occasions since its introduction. Also, parties were allowed to request permission to appeal to the Board if they were not present at the initial hearing before the Program. Previously, only parties that had attended the first hearing could use the appeal process. In the eight months since its introduction, 140 parties have requested permission to appeal with a great proportion of these being tenants. Furthermore, the time limit for making an appeal was extended from 15 to 21 days and this has resulted in the Board having to declare only 316 unit appeals in the last eight months invalid because of their late filing. This is an improvement over 1976 and early 1977 when the public frequently lost their right to appeal for this reason.

In July 1977, Mr. Maxwell Bruce, Q.C., completed his term as Chairman of the Board and, as rent review was extended to the end of 1978, I accepted the position of Acting Chairman on a part-time basis. Ms. Donna Gamble continues for another term as my Vice-Chairman. During the year the Board member complement decreased in number from a maximum of 53, and there are now 32 active members available on a part-time basis to conduct hearings in pairs. A further 17 members are on an inactive list awaiting recall should the workload volume increase.

While place of domicile is taken into account when assigning members to hearings, it has been necessary to ask some Board members to travel considerable distances. This has been partly to meet the legislative requirement that each panel consist of one member "representative of tenants", but it is also to avoid having the same Board members sit on a property that has come before the Board for a second time, thereby eliminating any possibility of bias or prejudice. With increased experience the expertise of the Board members has improved and they have kept in touch with developments by attending workshops, one being in conjunction with a plenary meeting in January and a further two-day workshop held in

September to discuss the implications of the changes in legislation.

The Board members are supported by a body of administrative staff who in the past year have streamlined their activities into an efficient, cost-effective operation. Together, the Board members and staff have strived to serve the public through a year of uncertainty and legislative changes with respect to rent review. I am very grateful for their support and look forward to another challenging year.

ORGANIZATION CHART - RENT REVIEW BOARD

CHAIRMAN (ACTING)
GORDON T. BATCHELOR

VICE-CHAIRMAN
DONNA GAMBLE

STAFF CONSULTANTS
MARY HOGAN
SUSAN LANG
REGINALD WINSHIP

SPECIAL ASSISTANT
ARTHUR HALPERT

REGISTRAR
AMBER ARMITAGE

ASSISTANT REGISTRAR
LOUISE HASTINGS

ADMINISTRATIVE OFFICER
ELEANOR JOHNSON

APPENDIX

STATISTICS

The first 12 tables represent a sampling of results from Rent Review cases across Ontario arising from hearings held during 1977.

Except where indicated, figures represent averages only, without regard to size or type of the rental units.

Tables 13, 14 and 15 summarize the results of three samples of cost-revenue statements for selected sizes of buildings to show individual expense items as a percentage of gross revenue.

TABLE I: AVERAGE RESULTS OF HEARINGS

This report summarizes the overall results of all hearings included in the sample. The first column shows the number of hearings by office and the second column shows the total number of units or residential premises involved in these hearings, by office.

The third column shows the average percent increase in rent requested by the landlords for those hearings and the fourth column converts the requested percentage increase into dollars per month. The fifth column shows the average percent granted in orders issued by Rent Review Officers for those hearings, shown by office, and the sixth column shows the corresponding resulting average monthly rent level.

The final two columns adjust the average percentage increase and rent level granted to reflect the changes which the Appeal Board has had upon the Rent Review Program's decisions.

TABLE 1 AVERAGE RESULTS OF HEARINGS

ONTARIO RENT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	X REQUESTED	\$ REQUESTED	X GRANTED	\$ GRANTED	INCLUDING APPEALS	
							\$ GRANTED	\$ GRANTED
TORONTO	457	5557	17.87	272.08	11.82	257.97	11.62	257.58
ETOBICOKE	184	2177	16.79	315.47	10.99	300.15	10.98	300.33
YORK	53	1076	17.94	255.44	11.89	242.07	11.83	241.99
N. YORK	268	3344	16.44	259.49	11.09	247.20	11.34	247.77
E. YORK	95	2019	14.37	262.94	10.67	254.51	10.08	252.38
SCARBOROUGH	301	5044	16.86	234.90	13.24	227.49	13.09	227.30
WINDSOR	96	1766	18.28	180.29	14.76	176.51	14.71	176.50
LONDON	174	1974	27.15	221.13	12.76	196.85	14.55	199.82
OWEN SOUND	15	76	32.75	99.82	13.81	86.38	13.81	86.38
KITCHENER	194	1464	17.38	221.70	12.62	213.36	12.56	211.22
HAMILTON	204	2443	16.96	205.26	12.50	197.26	12.45	197.55
ST. CATHARINES	96	738	21.74	199.35	17.27	191.92	18.10	193.42
MISSISSAUGA	176	2264	14.73	306.45	10.58	295.87	10.64	296.00
BRAMPTON	22	199	19.52	226.25	10.01	210.92	9.98	210.83
RICHMOND HILL	20	238	17.49	221.05	12.65	211.88	12.68	211.92
BARRIE	43	387	19.08	119.83	14.32	114.69	14.02	114.16
OSHAWA	57	500	19.86	238.44	11.99	222.94	11.99	222.94
PETERBOROUGH	48	597	20.06	226.08	12.52	213.73	12.43	213.55
BELLEVEILLE	43	242	17.19	204.89	11.06	195.93	11.48	196.33
KINGSTON	64	310	25.75	208.77	17.09	195.12	17.24	195.45
CORNWALL	60	449	26.75	177.13	13.16	160.02	12.40	157.97
OTTAWA	292	4459	20.61	336.57	13.15	314.79	13.18	314.73
PEMBROKE	42	101	27.26	163.90	18.78	156.44	19.05	156.81
NORTH BAY	37	224	19.86	246.38	10.70	229.56	10.64	229.46
SUDSBURY	320	1345	19.64	222.88	14.10	212.22	13.95	211.91
TIMMINS	67	364	21.94	150.14	12.32	138.54	12.41	139.63
SAULT STE. MARIE	32	275	21.35	210.73	12.50	190.95	12.58	191.11
THUNDER BAY	66	483	38.33	208.53	18.63	185.41	18.63	185.41
KENORA	15	104	20.79	125.06	11.96	116.72	11.82	116.47
PROVINCE	3541	39219	18.44	253.85	12.52	241.82	12.51	241.33

TABLE 2: AVERAGE RESULTS OF HEARINGS(EXCLUDING MOBILE HOME SITES)

This report is a variation of the Main Report Summary 1977 (Table 1) with the exclusion of Mobile Home Site results. This omits 42 hearings representing 1,924 units.

Mobile Home Sites usually rent for a fraction of the rent charged for traditional dwelling units. For this reason, those offices that handled a significant number of such mobile home site units could have results which give the false impression that lower than average rent levels were awarded in our office area simply because of the downward bias of this class of units.

As an example, average rent granted for all units in Barrie from Table 1 shows the figure \$114.69. However, when the six mobile home site hearings representing 249 units are deleted, the average rent granted then becomes \$208.71. This latter value is a more accurate indicator of average rent levels granted in Barrie.

TABLE 2
AVERAGE RESULTS OF HEARINGS
(Excluding Mobile Home Sites)

ONTARIO RENT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS % GRANTED \$ GRANTED
TORONTO	457	5557	17.87	272.08	11.82	257.97	11.62 257.58
ETIMUCOME	184	2177	16.79	315.47	10.99	300.35	10.98 300.33
YORK	53	1076	17.94	255.44	11.89	242.07	11.83 241.99
N. YORK	268	3344	16.44	259.49	11.09	247.20	11.34 247.77
E. YORK	95	2019	14.37	262.94	10.87	254.51	10.08 252.38
SCARBOROUGH	301	5044	16.86	234.90	13.24	227.49	13.09 227.30
WINNIPEG	92	1083	15.09	235.41	13.17	231.77	13.13 231.93
LONDON	172	934	27.00	226.55	12.60	201.51	14.48 204.62
OWEN SOUND	14	20	31.11	155.32	15.15	137.86	15.15 137.86
KITCHENER	193	1437	17.04	225.12	12.23	216.61	12.17 216.51
HAMILTON	203	2157	16.77	210.01	12.33	201.96	12.49 202.22
ST. CATHARINES	96	738	21.74	199.55	17.27	191.92	18.10 193.32
MISSISSAUGA	176	2264	14.73	306.45	10.58	295.87	10.64 296.00
BRAVO	22	199	19.52	226.25	10.01	210.92	9.98 210.83
RICHTON MIL	20	234	17.99	221.05	12.65	211.84	12.68 211.94
BARTLE	37	138	19.18	219.40	11.84	204.71	10.70 207.39
OSWAGO	57	500	19.26	238.49	11.60	222.94	11.99 222.94
PETERBOROUGH	47	569	19.91	233.27	12.53	220.65	12.44 220.47
BELLEVILLE	43	242	17.19	204.89	11.06	195.93	11.48 196.58
KINGSTON	64	310	25.75	208.77	17.09	195.12	17.24 195.45
COMBELL	27	165	26.98	199.97	13.05	180.82	12.27 178.11
OTTAWA	240	4525	14.18	336.15	12.67	316.14	12.70 316.14
PERMADONK	41	97	28.05	167.94	19.35	160.25	19.63 160.63
NORTH BAY	34	214	18.43	251.94	10.46	235.44	10.40 235.35
SUDBY	520	1505	19.64	222.88	14.10	212.22	13.95 211.91
THAMES	83	216	20.34	206.09	12.13	190.55	12.27 190.71
SOUTH ST. MARY	26	93	17.26	235.66	11.55	224.00	11.80 223.45
THUNDER BAY	69	542	40.16	257.08	15.36	226.44	15.36 226.45
WINDSOR	10	49	20.46	193.64	12.49	181.81	12.60 181.28
PETERBOROUGH	1500	37295	18.00	261.21	17.28	248.74	17.27 248.69

TABLE 3: AVERAGE RESULTS OF HEARINGS FOR ONE YEAR LEASES

This report is another variation of the Main Report Summary 1977 (Table 1) in that those units subject to lease periods not exceeding one year have been isolated. These cases amount to 90.9% of the total number of units reviewed in 1977. The 12.17% granted or \$236.85 average monthly rent determined by Rent Review Officers is a more realistic indication of Program results.

TABLE 3 AVERAGE RESULTS OF HEARINGS
 FOR ONE YEAR LEASES

ONTARIO RENT REVIEW PROGRAM						
OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	387	4055	17.28	258.21	11.34	295.15
ETOBICOKE	152	1826	16.59	302.94	10.66	324.02
YORK	47	1054	17.98	256.42	11.89	242.93
N. YORK	232	2912	15.46	254.55	10.67	243.68
E. YORK	91	1918	14.09	263.09	10.54	254.52
SCARBOROUGH	269	4714	16.05	235.88	12.83	228.43
MISSISSAUGA	96	1766	18.28	180.29	14.76	176.60
LONDON	161	917	25.97	217.00	12.86	195.32
Oshawa	12	72	32.33	97.73	13.38	84.47
KITCHENER	169	1311	16.86	223.48	11.97	214.98
HAMILTON	179	2886	16.91	207.62	12.08	199.69
ST. CATHARINES	95	729	21.54	198.46	17.14	191.20
MISSISSAUGA	153	1878	14.02	306.89	9.63	295.67
BRAVO	18	183	19.67	215.92	9.91	200.89
RICHMOND HILL	19	237	17.04	220.08	12.58	210.87
BRAVO	42	375	19.20	122.78	14.51	117.73
MISSISSAUGA	57	493	19.79	238.72	11.97	223.21
PETERBOROUGH	47	588	20.07	225.80	12.41	213.25
RELEVILLE	42	233	17.12	203.77	11.02	194.99
KINGSTON	64	310	25.75	208.77	17.09	195.12
CONRAD	60	449	26.75	177.13	13.36	160.02
UTICA	207	3608	19.96	344.06	12.64	320.34
PETERBOROUGH	42	101	27.26	163.90	18.74	156.44
NORTH BAY	37	207	19.60	242.50	10.31	225.77
SUDBURY	318	1343	19.62	222.92	14.10	211.97
THUNDER BAY	61	351	21.73	188.78	12.31	138.52
SAULT STE. MARIE	32	275	21.35	210.73	12.50	190.95
THUNDER BAY	64	473	30.41	205.22	18.46	182.05
KELOWA	15	104	20.79	125.08	11.96	116.47
PRINCE	3208	35648	18.00	249.01	12.17	236.07

TABLE 4: AVERAGE RESULTS OF HEARINGS FOR MULTI-YEAR LEASES

This report is a companion report to Table 3 in that it includes the remaining 9.1% of the units not covered by that table.

Table 4 presents the data for 607 hearings, representing 3,571 units that were reviewed that resulted in more than a one year cost pass through. This includes units coming off two, three or more year leases.

These cases were granted an average rent increase of 15.95% or an average monthly rental of \$287.11.

TABLE 4 AVERAGE RESULTS OF HEARINGS
FOR MULTI-YEAR LEASES

ONTARIO DEBT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS % GRANTED \$ GRANTED
TORONTO	102	422	22.57	382.12	15.58	359.63	15.35 358.69
ETORICUKE	66	351	17.86	580.65	12.68	364.48	12.64 364.40
YORK	9	22	16.12	208.50	11.88	200.70	11.88 200.70
N. YORK	69	432	23.01	292.80	13.92	270.91	14.57 272.86
E. YORK	20	101	19.69	260.09	17.04	254.53	16.82 253.83
SCARBOROUGH	82	330	22.73	220.92	14.20	214.04	17.55 212.00
WINDSOR							
LONDON	20	57	46.18	287.49	11.13	221.56	15.17 229.47
OWEN SOUND	3	4	40.21	137.50	21.45	119.11	21.45 119.11
KITCHENER	28	153	21.88	206.50	18.21	199.76	18.10 199.77
HAMILTON	29	157	17.74	166.48	15.40	161.83	15.13 161.81
ST. CATHARINES	2	9	38.08	270.89	27.50	250.21	27.50 250.21
MISSISSAUGA	68	386	18.19	304.34	15.19	296.87	15.19 295.87
BRAMPTON	5	16	17.83	304.40	11.17	325.54	11.01 325.00
RICHMOND HILL	1	1	28.57	450.00	28.57	448.99	28.57 449.99
BARRIE	1	12	15.36	21.25	8.18	19.92	8.18 19.92
OSHAWA	1	7	24.31	222.29	15.77	203.44	13.77 203.44
PETERBOROUGH	1	9	19.52	244.89	19.52	244.88	19.52 244.83
BELLEVEILLE	3	9	18.80	233.89	12.00	220.51	12.00 220.51
KINGSTON							
COMPELL	86	851	23.37	304.81	17.86	291.24	17.86 291.20
OTTAWA							
PEVABROKE							
NORTH BAY	1	17	22.95	293.53	15.47	275.67	15.47 275.67
SUDBURY	2	2	36.77	195.00	13.43	161.72	13.43 161.72
THUNDER BAY	6	13	27.68	186.88	17.70	167.15	17.70 167.15
SAULT STE. MARIE							
THUNDER BAY	2	10	34.37	364.90	26.70	304.07	26.70 304.07
KENORA							
PROVINCE	607	3571	21.97	302.17	15.99	287.13	15.92 287.11

TABLE 5: DISTRIBUTION OF HEARINGS BY
TYPE OF BUILDINGS

There are nine classifications of buildings considered in this analysis. These are:

- SF - Single family dwelling
- DU - duplex
- TRI - triplex
- FS - four to six units inclusive
- NE - over six units but fewer than four floors
(i.e. non-elevator)
- E - over six units with four or more floors
(i.e. elevator)
- RH - rooming house
- T - townhouse
- M - mobile home site

Table 5 indicates the distribution of hearings by classification of building. Note, that if there were several different classifications within one complex, a hearing could be counted twice or more, once for each type of building involved.

Table 6 is a variation of Table 5 in that it indicates the number of units rather than hearings within each category.

TABLE 5 DISTRIBUTION OF HEARINGS BY TYPE OF BUILDINGS

ONTARIO RENT REVIEW PROGRAM

OFFICE	#SF	#DU	#TRI	#FS	#NF	#E	#RH	#T	#V	TOTAL
TORONTO	22	39	38	57	51	234	4	12		457
ETOBICOKE	6	5	9	13	30	119		5		184
YORK	4	3	3	4	18	21				53
N. YORK	10	3	4	2	27	203		20		268
E. YORK	4		1	2	11	77		4		95
SCARBOROUGH	15		1	2	35	241		7		301
WINDSOR	20	25	2	9	19	10		7	4	96
LONDON	25	42	11	25	28	32		9	2	174
OWEN SOUND	2	9	1	1	1				1	15
KITCHENER	14	27	20	20	39	67	1	6	1	194
HAMILTON	20	21	7	16	25	98	1	15	1	204
ST. CATHARINES	19	17	10	17	11	22				96
MISSISSAUGA	7	2	1	2	8	151		5		176
BRAMPTON	2	1	1	2	4	10		3		22
RICHMOND HILL	4	1	2	2	2	11				20
RAPIDE	11	7	3	4	5	7			6	43
OSHAWA	14	9	3	11	8	12				57
PETERBOROUGH	11	14	4	4	3	10		1	1	48
BELLEVILLE	6	8	5	12	6	3	1	2		43
KINGSTON	15	20	13	6	9			1		64
CORNWALL	4	20	9	14	7	2		1	3	60
OTTAWA	20	36	28	23	19	119	3	46	4	292
PEMBROKE	9	15	6	6	4			1	1	42
NORTH BAY	5	10	8	9	2				1	37
SUDBURY	214	36	12	19	19	16		1		320
TIMMINS	10	22	10	13	6	1	1		4	67
SAULT STE. MARIE	6	10	4	3	1	1		1	6	32
THUNDER BAY	21	15	4	11	11	2			6	66
KENORA	6	5	2		1				1	15
PROVINCE	530	421	222	307	410	1471	11	107	42	3501

TABLE 6 DISTRIBUTION OF UNITS BY TYPE OF BUILDINGS

ONTARIO RENT REVIEW PROGRAM

OFFICE	#SF	#DU	#TRI	#FS	#NE	#E	#RH	#T	#M	TOTAL
TORONTO	26	59	61	156	478	4707	10	60		5557
ETOBICOKE	6	8	18	41	210	1894		10		2177
YORK	4	4	5	15	142	906				1076
N. YORK	10	4	5	5	227	2883		110		3344
E. YORK	5	1	2	2	66	1838		7		2019
SCARBOROUGH	16	1	1	10	277	4692		48		5044
WINDSOR	20	39	5	39	507	242		211	483	1766
LONDON	26	55	18	104	278	348		105	40	974
OWEN SOUND	2	11	2	2	3			56		76
KITCHENER	15	33	43	57	343	804	2	140	27	1464
HAMILTON	22	27	13	62	370	1690	6	167	84	2403
ST. CATHARINES	22	24	18	82	154	438				738
MISSISSAUGA	7	3	1	9	51	1958		235		2264
BRAUPION	2		3	5	19	164		6		199
RICHMOND HILL	4	6	5		5	218				238
BARRIE	15	8	8	10	66	31			249	387
OSHAWA	14	12	9	49	80	336				500
PETERBOROUGH	16	20	10	21	25	453		24	28	597
BELLVILLE	6	11	15	71	43	15	4	77		242
KINGSTON	21	32	25	27	204			1		310
CORNWALL	4	24	18	47	119	123		31	83	449
OTTAWA	33	68	52	146	232	3040	3	731	134	4459
PEMBROKE	12	22	14	23	18			8	4	101
NORTH BAY	5	13	21	24	23	130			8	224
SAGINAW	253	67	17	60	246	679		23		1345
TIMMINS	10	27	18	36	65	44	16		108	364
SAULT STE. MARIE	10	13	8	11	11	39		1	182	275
THUNDER BAY	38	55	7	39	193	10			101	483
KENORA	6	13	4		26				55	104
PROVINCE	630	678	425	1153	4481	27802	41	1905	1024	39219

TABLE 7: DISTRIBUTION OF PERCENTAGE REQUESTED
AND PERCENTAGE GRANTED BY BUILDING TYPE

Table 7 indicates the average percentage requested and average percentage granted for all units by office and building type.

It is interesting to note that the average percentage granted is lowest for townhouses and elevator buildings. The average percentage granted tends to increase as the size of the structure decreases.

TABLE 7 DISTRIBUTION OF PERCENTAGE REQUESTED AND PERCENTAGE
GRANTED BY BUILDING TYPE

ONTARIO RENT REVIEW PROGRAM

OFFICE	SC FAV	DUPLEX	TRIPLEX	F TO S	NON EL	ELEV	RM HSE	TOWNHS	MH STF	TOTAL								
	YRE	ZGR	YRE	ZGR	YRE	ZGR	YRE	ZGR	YRE	ZGR								
TORONTO	58.9	17.9	26.2	17.5	30.0	16.5	31.2	19.0	20.0	13.6	16.5	11.2	32.8	27.5	29.5	15.0	17.9	11.8
ETOBICOKE	35.2	19.0	17.0	15.8	15.2	6.7	16.0	11.1	16.6	10.3	16.8	11.1			18.2	10.8	16.8	11.0
YORK	15.8	7.4	21.6	17.3	16.0	12.5	38.1	17.0	17.0	13.2	17.8	11.6					17.9	11.9
N. YORK	31.7	14.5	17.8	12.1	18.1	15.2	14.7	9.2	13.8	10.1	16.5	11.2			18.2	11.0	16.4	11.1
E. YORK	23.1	8.6	43.1	43.1	61.1	38.9	16.2	12.8	14.2	10.8	11.8	11.1			11.8	11.1	14.8	10.9
SCARBOROUGH	58.5	16.8	16.7	9.8	28.8	25.3	19.3	13.4	16.5	13.2	19.1	9.4			19.1	9.4	16.9	13.2
WINDSOR	32.3	20.8	24.2	13.3	44.5	28.4	15.6	11.5	14.5	13.4	13.9	11.7			13.9	13.8	23.3	17.3
LONDON	35.0	16.0	37.6	20.5	21.3	13.5	29.1	14.7	21.1	12.5	30.8	10.2			21.4	13.5	30.6	16.5
OWEN SOUND	31.1	15.4	31.5	15.1	19.5	19.5	50.0	23.5	25.0	6.5					33.3	13.3	32.7	13.8
KITCHENER	19.8	14.6	30.5	17.7	27.8	20.2	20.9	14.2	17.6	11.6	15.6	11.8	23.7	23.7	15.9	11.2	33.3	33.3
HAMILTON	35.2	24.9	39.4	22.0	34.6	16.5	27.0	16.0	19.0	14.0	15.2	11.4	14.4	14.4	16.5	13.1	22.1	17.7
ST. CATHARINES	22.5	17.9	28.9	20.8	28.2	13.8	15.7	14.1	15.7	12.2	24.3	19.6					21.7	17.3
MISSISSAUGA	23.2	19.9	26.4	17.6	17.1	14.3	20.0	13.8	15.6	13.4	14.0	10.5			19.9	10.3	14.7	10.6
BRAMPTON	17.5	17.5															10.5	10.0
RICHMOND HILL	27.5	17.2	25.0	10.2	30.8	10.6	10.2	52.0	23.1	15.0	8.4				10.4	4.9	17.5	12.7
BARRIE	31.4	18.1	20.7	11.5	27.0	12.7	50.4	22.2	10.8	9.4	11.9	7.6			19.5	16.0	16.1	14.3
OSHAWA	32.3	24.9	29.6	21.7	28.5	17.9	15.2	9.8	14.9	11.2	20.6	11.5					19.9	12.0
PETERBOROUGH	47.3	9.4	25.3	15.2	21.3	18.5	21.5	16.9	41.8	14.4	15.8	12.1			50.0	12.9	23.1	12.3
BELLVILLE	39.9	12.6	41.1	20.5	28.5	19.3	16.6	9.5	13.2	6.9	15.6	11.4	22.8	11.5	12.5	11.7	17.2	11.1
KINGSTON	61.5	27.5	37.4	23.0	28.7	20.1	30.0	17.7	18.6	14.7	18.0	17.1	25.4	17.0	25.4	17.1	25.4	17.1
CORNWALL	27.7	29.9	47.1	31.6	34.2	15.1	37.8	17.1	28.5	11.9	14.3	8.1			29.4	17.0	25.8	13.0
OTTAWA	67.1	18.5	23.1	15.1	30.7	24.1	28.2	17.6	26.1	18.5	17.6	12.1	18.8	14.8	20.9	10.8	66.9	28.7
PEMBROKE	57.6	27.3	33.5	22.5	20.4	17.1	30.7	23.8	12.2	10.4	10.0	10.0	8.0	5.0	27.3	18.8		
NORTH BAY	68.9	23.4	44.5	25.7	18.8	11.6	18.0	11.7	9.0	4.4	17.2	9.1	58.3	17.3	10.9	10.7		
SUDSBURY	28.2	18.0	28.9	19.7	21.8	15.1	21.1	13.2	17.0	10.2	18.5	13.2					19.6	14.1
THUNDER BAY	50.8	26.0	30.4	15.3	30.0	13.3	30.4	12.8	22.5	10.1	6.4	5.2	34.6	28.7	20.9	5.1	18.4	12.6
TIMMINS	31.2	15.3	31.8	16.1	21.7	13.0	15.2	13.0	14.7	12.0	8.2	8.2	15.1	14.1	23.4	12.5	23.0	21.4
SAULT STE. MARIE																		
THUNDER BAY	86.9	24.2	17.1	11.1	17.8	4.2	32.6	14.9	40.2	14.7	34.9	26.7	33.9	26.5	38.3	18.6		
KENORA	18.0	7.7	11.9	8.9	50.8	43.0							21.1	11.1	20.8	12.0		
PROVINCIAL	53.4	18.8	20.7	17.8	27.1	17.1	28.9	15.3	18.5	12.9	16.8	11.7	28.3	17.2	18.7	18.5		

TABLE 8: RANGE OF PERCENT GRANTED
FOR ALL BUILDINGS BY UNITS

This report indicates the number of units by office which were granted increases within selected percentage ranges, as shown in the illustration.

It should be noted that this table includes all hearings in the sample including one year and multiple year leases. It also excludes those units in buildings experiencing financial loss, changes in financing payments and capital expenditures.

TABLE 8 RANGE OF PERCENT GRANTED FOR ALL BUILDINGS BY UNITS

ONTARIO RENT REVIEW PROGRAM

OFFICE	<= 8%	8 - 10%	10 - 12%	12 - 14%	14 - 16%	16 - 18%	18 - 20%	20 - 25%	> 25%	TOTAL
TORONTO	951	1539	988	1104	907	156	145	72	195	5557
ETORICOKE	314	563	640	317	310	19	3	7	4	2177
YORK	110	228	593	46	3	8	2	11	75	1076
N. YORK	904	559	416	633	670	95	21	44	2	3305
E. YORK	322	757	483	118	45	251	32	9	4	2019
SCARBOROUGH	381	888	1443	705	543	247	227	500	110	5044
WINDSOR	255	383	247	102	295	175	98	14	197	1725
LONDON	292	94	145	66	143	71	73	69	41	977
OWEN SOUND	5	1		59	2	2	2	4	1	76
KITCHENER	203	240	359	149	254	163	24	31	41	1463
HAMILTON	500	469	558	245	222	69	175	176	29	2423
ST. CATHARINES	68	113	52	104	48	72	16	57	208	735
MISSISSAUGA	380	706	533	256	133	116	35	15	15	2245
BRAVTON	135	7	4	36	1			2	14	102
RICHMOND HILL	5	67	20	114		7		24	1	215
BABEIE	43	46	32	112	32	6	3	104	9	347
OSHANA	72	61	107	213	15	14	1	8	9	561
PETEPHOROUGH	58	27	217	169	19	1	35	59	12	527
BELLEVILLE	58	38	98	17	10	4	6	4	7	242
KINGSTON	69	30	44	7	81	3	5	17	54	312
CORNWALL	102	138	29	14	65	44	8	25	24	495
OTTAWA	1131	1002	556	202	386	411	160	374	177	4453
PEMBROKE	8	5	33	1	13	41	10	4	27	141
NORTH RAY	30	127	8	1	20	11	5	4	9	222
SUDBURY	201	102	189	169	153	236	37	187	51	1325
THIMINS	97	29	15	18	14	1	15	22	13	342
SAULT STE. MARIE	7	102	4	91	7	55	2	3	4	275
THUNDER BAY	107	64	48	16	28	60	10	27	125	423
KEMORA	6	10	83			1			4	104
PROVINCE	6823	8485	7042	5282	3919	2298	1170	1838	1462	30219

DISTRIBUTION OF PERCENT GRANTED BY UNITS

	Range of Percent Granted	Percentage of Total Units	% 100.0
25 and under	> 25	3.7	96.3
20 and under	20 - 25	4.7	91.6
18 and under	18 - 20	2.9	88.7
16 and under	16 - 18	5.9	82.8
14 and under	14 - 16	10.0	72.8
12 and under	12 - 14	13.5	59.3
10 and under	10 - 12	20.3	39.0
8 and under	8 - 10	21.6	17.4
	0 - 8	17.4	0

TABLES 9, 10, 11: AVERAGE RESULTS OF HEARINGS
WHICH INVOLVED FINANCIAL LOSS, INCREASED
OPERATING COSTS AND INCREASED FINANCING PAYMENTS

In determining the justifiable percentage increase for a given project, a Rent Review Officer may consider other factors, in addition to increases in operating costs, which could contribute to overall increases in the cost of operating the building(s).

Three major categories into which these factors can be classified are the existence of a financial loss, increases in capital expenditure and changes in financing payments.

The following three tables reflect the overall results from the subsets of hearings at which these specific factors were considered.

TABLE 9 AVERAGE RESULTS OF HEARINGS WHICH INVOLVED FINANCIAL LOSS

ONTARIO RENT REVIEW PROGRAM

Office	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	128	1895	20.43	242.43	14.63	230.57
ETOHICOMK	75	1523	17.19	343.80	12.17	329.64
YORK	17	496	20.82	261.86	12.34	243.99
N. YORK	66	1204	21.33	281.47	13.72	263.11
E. YORK	31	885	15.04	275.50	12.01	260.21
SCARBOROUGH	114	3109	17.43	235.75	14.85	230.12
WINDSOR	38	1260	19.64	177.30	16.87	174.70
LONDON	74	504	25.73	212.75	15.90	198.13
OAK SOUND	5	61	33.53	87.54	13.82	75.18
KITCHENER	95	856	18.63	217.73	13.24	200.50
HAMILTON	82	1049	18.86	190.82	14.88	185.05
ST. CATHARINES	62	615	22.58	201.77	18.48	194.60
MISSISSAUGA	35	450	17.61	247.20	13.70	236.71
BRAVPTON	3	76	25.36	220.07	11.14	195.10
RICHMOND HILL	14	165	19.37	219.34	14.47	210.34
BARRIE	16	77	21.15	255.45	12.87	242.99
OSHANA	20	327	21.15	256.89	12.29	238.33
PETERBOROUGH	23	484	19.36	235.88	13.43	226.12
BELLEVILLE	15	135	15.20	211.28	11.98	206.38
KINGSTON	21	153	24.42	207.64	19.06	198.04
CORNWALL	31	263	28.16	176.71	15.10	152.72
OTTAWA	129	1798	19.73	417.24	15.60	395.01
PEWABKE	16	58	21.34	171.26	17.82	166.55
NORTH BAY	10	26	39.17	144.42	19.85	128.53
SURSBURY	54	635	24.22	263.24	16.53	207.04
TIMMINS	13	33	45.29	190.15	20.65	160.82
SAULT STE. MARIE	11	103	19.68	116.45	13.22	110.22
THUNDER BAY	15	110	86.51	249.81	30.56	189.35
KENORA	2	20	23.21	200.00	14.65	140.10
PROVINCE	1217	19278	20.15	256.62	14.72	245.16

INCREASED OPERATING COSTS

ONTARIO RENT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	423	5403	17.51	272,24	11.67	258,47
ETON/CNCF	183	2175	16.78	315,53	11.00	300,44
YORK	53	1076	17.94	255,44	11.89	242,67
N. YORK	250	3263	16.37	259,64	11.15	247,58
E. YORK	95	2019	14.37	262,94	10.87	254,51
SCARBOROUGH	299	5012	16.88	230,69	13.33	227,62
WINDSOR	83	1385	14.40	201,71	12.04	198,41
LONDON	148	911	26.79	222,18	12.84	198,22
OWEN SOUND	15	76	32.75	99,82	13.81	86,38
KITCHENER	190	1460	17.35	221,75	12.63	213,48
HAMILTON	198	2429	16.93	205,27	12.30	197,31
ST. CATHARINES	67	667	21.74	200,50	17.58	197,10
MISSISSAUGA	176	2264	14.73	306,45	10.58	295,87
BRAVATION	22	199	19.52	226,25	10.01	210,92
RICHMOND HILL	19	235	17.49	231,04	12.82	217,20
BARRIE	41	385	19.08	110,30	14.39	114,55
OSHAWA	51	440	19.43	238,44	11.81	223,25
PETERBOROUGH	40	575	19.56	226,82	12.53	215,30
BELLVILLE	40	218	17.37	204,12	11.88	196,31
KINGSTON	46	261	23.42	202,95	16.84	193,38
CORNWALL	57	366	29.68	161,58	14.58	143,48
OTTAWA	278	4418	20.47	336,81	13.04	315,06
PEMBROKE	38	74	32.30	162,51	20.91	152,56
NORTH BAY	37	224	19.86	246,38	10.70	229,56
SUDBURY	311	1329	19.61	231,09	14.23	212,65
TIMMINS	64	362	21.86	150,03	12.36	139,88
SAULT STE. MARIE	28	136	20.09	266,68	12.57	241,40
THUNDER BAY	55	442	38.10	208,63	18.81	185,87
KENORA	12	101	20.87	124,14	12.32	116,00
PROVINCE	3321	38000	18.15	256,18	12.40	243,87

ONTARIO RENT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	43	459	17.92	269,40	14.50	261,07
ETOBICOKE	34	319	19.47	301,32	10.25	278,52
YORK						
N. YORK	11	85	14.16	235,72	12.86	232,95
E. YORK	6	342	16.54	297,86	14.75	293,31
SCARBOROUGH	16	328	24.11	211,81	15.43	197,46
WINDSOR	4	8	25.62	156,38	25.22	154,87
LONDON	7	18	14.20	241,39	10.82	234,23
OWEN SOUND	2	58	32.86	81,47	13.54	69,68
KITCHENER	25	232	15.09	232,02	11.73	225,38
HAMILTON	11	132	12.41	259,54	12.14	256,44
ST. CATHARINES	5	11	16.73	21,12	15.41	215,39
MISSISSAUGA	18	207	12.98	289,79	10.39	283,53
BRAMPTON	1	57	8.19	232,92	6.73	228,79
RICHMOND HILL	2	15	14.29	280,41	9.95	270,15
BARRIE	5	7	17.21	248,86	12.96	241,97
OSHAWA	7	48	20.51	247,94	13.59	233,71
PETERBOROUGH	4	54	35.48	258,83	10.14	213,07
BELLVILLE	6	28	14.75	228,29	9.43	217,81
KINGSTON	19	103	25.72	207,81	19.74	199,73
CORNWALL	1	8	128.35	362,50	14.75	182,17
OTTAWA	31	309	35.62	267,24	20.99	249,27
PEMBROKE	1	2	12.50	180,00	9.38	175,01
NORTH BAY	1	3	6.88	153,33	6.74	152,89
SUDBURY	10	223	24.97	208,19	18.00	201,01
TIMMINS	1	2	17.24	215,50	9.88	201,98
SAULT STE. MARIE	2	15	16.61	258,20	11.26	246,35
THUNDER BAY	8	40	19.33	290,88	14.08	278,26
KENORA						
PROVINCE	283	3113	20.92	262,07	14.30	249,85

TABLE 12: AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
INCREASED CAPITAL EXPENSES

In determining levels of rent increase in any given building, a Rent Review Officer primarily considers changes or anticipated changes in operating costs.

TABLE 12 AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
INCREASED CAPITAL EXPENDITURES

ONTARIO RENT REVIEW PROGRAM

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	280	3473	17.82	264.29	12.48	252.39
ELGIN	133	1518	15.98	316.72	10.74	303.05
YORK	31	814	18.75	268.11	12.53	236.58
N. YORK	107	1048	14.57	246.46	10.09	237.62
E. YORK	69	1041	15.61	258.56	9.75	249.18
SCARBOROUGH	235	3793	16.70	234.08	12.86	226.13
WINDSOR	57	945	21.86	145.35	16.55	140.79
LONDON	109	583	24.23	222.56	12.54	181.66
ONEEN SOUND	13	18	32.40	158.97	14.66	130.57
KITCHENER	120	1012	16.84	227.50	12.47	219.85
HAMILTON	84	1012	17.83	211.66	12.70	203.34
ST. CATHARINES	40	189	18.02	188.09	14.11	162.37
MISSISSAUGA	129	1945	14.54	316.00	10.35	305.00
BRAMPTON	15	121	19.89	213.88	9.74	198.17
RICHMOND HILL	10	72	19.03	225.12	14.46	216.18
BARRIE	28	338	18.64	110.63	14.82	107.01
OSHAWA	21	226	20.86	245.32	10.64	224.38
PETERBOROUGH	40	565	19.77	225.71	12.32	213.63
BELLEVIEW	32	187	17.77	204.31	12.21	196.43
KINGSTON	37	220	23.57	201.01	16.93	192.20
CORNWALL	46	234	32.89	167.40	15.44	147.45
OTTAWA	146	2016	19.19	401.88	12.01	376.77
PEMBROKE	27	57	30.01	150.08	21.25	153.16
NORTH BAY	26	203	17.37	257.70	9.88	241.23
SUDBURY	276	818	18.84	198.35	10.55	191.59
TIMMINS	43	229	23.31	108.31	13.51	98.78
SAULT STE. MARIE	25	213	23.00	197.28	13.74	173.04
THUNDER BAY	31	333	45.32	191.76	20.67	165.07
KENORA	9	73	21.29	91.35	12.66	86.10
PROVINCE	2219	23734	18.28	250.88	12.48	242.78

AVERAGE ANNUAL OPERATING COSTS

A sampling of cost/revenue statements submitted for Rent Review over 1976 and 1977 has been analyzed to yield the information presented in Tables 13, 14 and 15.

Three separate examples were taken. The first was for elevator buildings and was based on 194 cases from within Metropolitan Toronto and the areas served by the Hamilton and Ottawa offices. The results are shown in Table 13 which indicates that for elevator buildings with an average of 136 units, average operating costs were 52.09% of an average annual gross revenue per unit of \$2,580, or average operating costs were \$1,344 per unit.

The second sample taken was for buildings of 6 units or less within Metropolitan Toronto and was based on 73 cases. The results are shown in Table 14 which indicates that for sixplexes and under within Metropolitan Toronto with an average of 3 units, average operating costs were 46.13% of an average annual gross revenue of \$3,018 per unit or average operating costs were \$1,392 per unit.

The third sample taken was for buildings of 6 units or less found within several communities other than Metropolitan Toronto and was based on 201 cases. The results are shown on Table 15 which indicates that for sixplexes and under for areas other than Metropolitan Toronto with an average of 2 units, average operating costs were 45.71% of an average annual gross revenue of \$1,783 per unit or average operating costs were \$815 per unit.

In reviewing these statistics it should be noted that any particular expense may not have been reported in an individual case in the samples as a landlord may have been able to justify the increase he was seeking by reporting only the expenses he chose to report. Also some expense items might not have been reported by a landlord because they are paid directly by the tenants.

In addition the classification of expenses is not consistent across all cases as, for example, a landlord might choose to include painting and decorating under building maintenance.

In reviewing the Tables for sixplexes and under, it should be noted that in general the smaller the building the more net losses occur wherein the tenant bears the expense of such items as utilities, heating and grounds maintenance.

TABLE 13

Average Annual Operating Costs

For Elevator Buildings

Average Gross Revenue per unit = \$2,580 per annum
 Average number of units per building = 136

Item	# Cases	Av. \$ Cost/ Unit	% Gross Revenue
Super's Salary	179	111	4.29
Unpaid portion of super's apt.	53	25	0.96
Insurance	189	14	0.54
Heating	190	138	5.33
Hydro	182	104	4.02
Water	184	32	1.24
Municipal Taxes	193	541	20.96
Management & Admin.	172	134	5.20
Prof. & Legal Fees	98	16	0.62
Bldg. Maintenance	192	176	6.81
Grounds Maintenance	57	18	0.71
Elevator Maintenance	66	28	1.08
Janitorial	62	31	1.19
Painting & Decorating	67	57	2.21
Recreational Facilities	27	38	1.49
Cable TV	44	23	0.91
Security System	18	102	3.94
Capital Taxes	37	28	1.07
Service Expenses	22	38	1.47
Others	39	52	2.02
Total Sample	194	1,344	52.09

TABLE 14

Average Annual Operating Costs

For Metro Toronto Buildings

Sixplex and Under

Average Gross Revenue per unit = \$3,018 per annum

Average number of units per building

= 3

Item	# Cases	Av. \$ Cost/ Unit	% Gross Revenue
Insurance	68	51	1.69
Heating	54	235	7.77
Hydro	43	86	2.84
Water	55	40	1.34
Municipal Taxes	73	547	18.13
Management & Admin.	58	146	4.83
Bldg. Maintenance	50	209	6.92
Grounds Maintenance	17	50	1.65
Others	11	82	2.73
Total Sample	73	1,392	46.13

TABLE 15

Average Annual Operating Costs

Sixplex and Under

For Other Than Metropolitan Toronto

Average Gross Revenue per unit = \$1,783 per annum
 Average number of units per building = 3

Item	# Cases	Average \$ Cost/Unit	% Gross Revenue
Superintendent's Salary	11	83	4.65
Insurance	191	46	2.56
Heating	99	196	20.98
Hydro	71	64	3.57
Water	122	52	2.90
Municipal Taxes	200	325	18.23
Management & Administration	156	90	5.07
Professional & Legal Fees	22	42	2.37
Building Maintenance	130	179	10.06
Grounds Maintenance	18	39	2.20
Total Sample	201	815	45.71

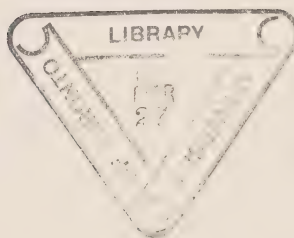
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CONFIDENTIAL
1978

ONTARIO RENT REVIEW PROGRAM

REPORT TO THE MINISTER

1978





Ontario

Ministry of
Consumer and
Commercial
Relations

Ontario Rent Review Office

June 25, 1979

The Honourable Frank Drea
Minister of Consumer &
Commercial Relations
555 Yonge Street, 9th Floor
Toronto, Ontario

Dear Mr. Minister,

We are privileged to submit our report on the Ontario Rent Review Program, dealing with the operations of the Program during the year 1978 and a summary of the Program since its commencement.

Yours respectfully,

P. C. Williams
Executive Director (Acting)
Rent Review Program

G. T. Batchelor
Chairman
Residential Premises Rent
Review Board

This report documents the performance of the Rent Review Program and the Residential Premises Rent Review Board over the calendar year 1978. The statistical appendix constitutes a selection of aggregate data from that in use within the Program.

In addition to this current picture, an attempt has been made to summarize Rent Review since its commencement to show its progress over the past three years.

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REPORT OF THE EXECUTIVE DIRECTOR

The year 1978 stands as a period of importance in the definition of a concept of rent review. While it was the last full calendar year of operation of a Program administered under The Residential Premises Rent Review Act, far more significantly, it represents an extensive involvement in the development of policy alternatives in the area of landlord/tenant law. This work culminated in the drafting of legislation, which, if passed, will introduce a new era in landlord/tenant law for this Province.

Caseload - Rent Review Program

In 1978, 37,897 applications for rent review were received, of which 95% originated with landlords. This volume signified a considerable reduction from the 55,908 applications filed in 1977, indicating a further decline in the use of the rent review process as a vehicle for arbitration of rent increases.

There were a total of 3,804 hearings conducted by Rent Review Officers, of which 2,917 were held to consider applications from landlords seeking approval of rent increases, primarily for those over the guideline limit of 6%. Of the remaining number, 160 were held to consider applications from tenants seeking nullification of proposed increases; 159 to consider applications from tenants seeking reductions in rent due

to a discontinuance of service (which the Act defines as a "deemed" increase); six to consider applications for rent rebates from tenants; 96 which resulted in the withdrawal of applications; and 459 which involved jurisdictional decisions about whether the Act applied or had been complied with.

In 1977, large buildings (i.e. more than six units) accounted for 57.3% of all hearings held and 87.6% of all units reviewed. The trend to landlords of large buildings being the main users of the system continued in 1978, accounting for 60.2% of all hearings and 89.3% of all units.

In 1978, rent review continued to be utilized most often by landlords who cited extenuating cost circumstances in addition to basic increases in standard annual operating expenses to justify rent increases. This is particularly illustrated by the fact that landlords documented a financial loss in 46.7% of all hearings, compared to 34.4% of hearings in 1977. In terms of units reviewed, the financial loss factor was involved in 48.5% of all units in 1978, an increase from 46.6% in 1977.

In addition to the financial loss factor, capital expenditures were cited as justification in 64.3% of hearings (compared to 62.7% in 1977) affecting 67.1% of all units reviewed (compared to 60.5% in 1977). This trend with regard to capital expenditures is encouraging, since it indicates a willingness on the part of landlords to maintain and improve the rental premises, without viewing the rent review system as an obstacle to this process.

Rent Increase Results

Of the 2,917 hearings held in 1978 to consider applications from landlords for review of rent increases, decisions concerning rent increases were issued in 2,808 cases. In the vast majority of cases (2,679) the cost increases applied to a one year period. An analysis of the 40,225 rental units involved in these cases show that landlords sought an average increase of 15.66%, which, if granted, would have meant an average monthly rent of \$251.35. Rent Review Officers granted an average increase of 9.61%, which meant the average maximum monthly rent allowed was \$239.86.

Administration

The reduction in overall volume of rent review activity in 1978 necessitated a close examination of the Program's staffing levels to more closely match resources to workload demands. As a result of this, during the summer of 1978, nine field offices were consolidated into other offices leaving a balance of 20 branch offices. Through careful planning and realignment, expenditure savings were achieved without causing any negative effects on the landlord/tenant communities served by the offices which were consolidated. Cases arising from the affected areas have been assumed by other offices and hearings continue to be held in the proximity of the premises concerned. A toll free phone number is available to answer any inquiries.

Policy Development

In February, 1978, a green paper entitled "Policy options for continuing tenant protection" was released, fulfilling the government's pledge to produce a study of the area of landlord/tenant law. The options paper was the result of the work of an Interministerial Committee, headed by Rent Review Program staff, and having as members, staff from the Ministries of the Attorney General, Consumer & Commercial Relations and Housing.

The paper was referred to the Legislature's Standing Committee on General Government, which held public meetings around the Province to receive input from landlords and tenants and special interest groups. The Committee reported to the Legislature in June, 1978, making extensive recommendations.

These recommendations were studied and incorporated into Bill 163, the proposed Residential Tenancies Act, which was introduced in the Legislature on October 30, 1978.

First and second readings of the Bill were received by the end of 1978, and it was then passed to the Standing Committee on General Government for clause by clause study.

Although the Rent Review Program, as we now know it, will cease to exist with the passage of the new Act, it is hoped that the successor agency, the Residential Tenancy Commission, will benefit from the experience gained by the Program as it endeavours to provide a service to the landlords and tenants of Ontario.

In this respect, the staff of the Program are indebted to W. M. Robbins, who left the Program in January, 1979 to take on new challenges in the private sector. As Executive Director since the beginning of Rent Review in 1976, he provided the Program with the leadership and direction that was necessary in order to carry out its legislative mandate.

P. C. Williams
Executive Director (Acting)

ORGANIZATION CHART - RENT REVIEW PROGRAM

EXECUTIVE DIRECTOR
(Acting)

P. C. Williams

EXECUTIVE ASSISTANT

OPERATIONAL SUPPORT
BRANCH

Director: N. R. Hayes

- LEGAL SERVICES
- TECHNICAL SUPPORT
- INQUIRY SERVICES
- STAFF TRAINING & DEVELOPMENT
- ADMINISTRATIVE SERVICES
- TECHNICAL CONTROL

METRO TORONTO,
CENTRAL WEST &
SOUTHWESTERN
REGION

Director: R. E. Downey

- PROGRAM PLANNING & DEVELOPMENT
- STATISTICS
- STAFFING CONTROL
- SYSTEMS

- TORONTO
- ETOBICOKE
- NORTH YORK
- EAST YORK
- SCARBOROUGH
- WINDSOR
- LONDON
- OWEN SOUND
- KITCHENER
- HAMILTON
- ST. CATHARINES

CENTRAL EAST, NORTH-
EASTERN, NORTH-WESTERN
& EASTERN REGION

Director: J. H. Thomson

- MISSISSAUGA
- BARRIE
- PETERBOROUGH
- KINGSTON
- OTTAWA
- NORTH BAY
- SUDBURY
- TIMMINS
- THUNDER BAY

RENT REVIEW PROGRAMAPPLICATION VOLUME AS OF DECEMBER 31, 1978A) METRO TORONTO, SOUTHWEST & CENTRAL WEST

Office	*R.R.O. number	Total Applications number	Landlord Applications number	Tenant Applications number	Hearings Held number
Toronto	6	5,077	4,834	243	607
Ottobicoke	3	3,186	3,150	36	219
(Oak)	0	1,352	1,345	7	94
North York	3	4,514	4,284	230	274
(Richmond Hill)	0	600	585	15	34
East York	2	2,554	2,520	34	200
Scarborough	3	4,123	4,086	37	241
(Shawna)	0	612	600	12	49
Windsor	1	1,653	1,559	94	80
London	2	924	790	134	114
(Green Sound)	1	175	159	16	26
Witchener	1	1,226	1,194	32	186
Hamilton	1	1,907	1,730	177	194
St. Catharines	1	1,513	1,504	9	157
<u>Total A) Region</u>	<u>24</u>	<u>29,416</u>	<u>28,340</u>	<u>1,076</u>	<u>2,475</u>

B) CENTRAL EAST, NORTHWEST, NORTHEAST & EASTERN

Mississauga	3	1,851	1,838	13	127
(Erampton)	0	306	291	15	43
Thunder Bay	0	179	172	7	62
(Kenora)	0	167	163	4	18
Scarborough	1	420	348	72	47
Kingston	1	306	288	18	57
(Belleville)	0	189	171	18	34
Ottawa	4	2,723	2,433	290	313
(Cornwall)	0	412	378	34	37
(Pembroke)	0	60	41	19	25
Barrie	1	550	510	40	65
North Bay	0	338	293	45	61
Sudbury	1	232	194	38	43
(Sault Ste. Marie)	0	405	389	16	268
Timmins	1	325	255	70	129
<u>Total B) Region</u>	<u>12</u>	<u>8,463</u>	<u>7,764</u>	<u>699</u>	<u>1,329</u>
<u>TOTAL PROVINCE</u>	<u>36</u>	<u>37,879</u>	<u>36,104</u>	<u>1,775</u>	<u>3,804</u>

*Rent Review Officer

() - Consolidated Office

REPORT OF THE CHAIRMAN

The Residential Premises Rent Review Board was established as part of the Rent Review process to offer a means by which landlords or tenants might appeal the decision of a Rent Review Officer. It performs this function by holding a completely new hearing before a panel of Board members at which the same or new information may be considered.

During 1978, the Board maintained its office in Toronto and continued to hold its hearings throughout the Province. At present, the Board consists of 47 members, of which 21 are active members available when required on a part-time basis to conduct hearings. A further 26 members are on an inactive list awaiting assignment should the workload increase.

While place of domicile is taken into account when assigning Board members to hearings, it has been necessary to have some members travel considerable distances. This is due, in part, to meet the legislative requirement that at least half the members of each appeal panel consist of "representatives of tenants", and to avoid, where possible, having the same Board members review a property which has come before those panel members in the past, thereby eliminating the appearance of bias or prejudice.

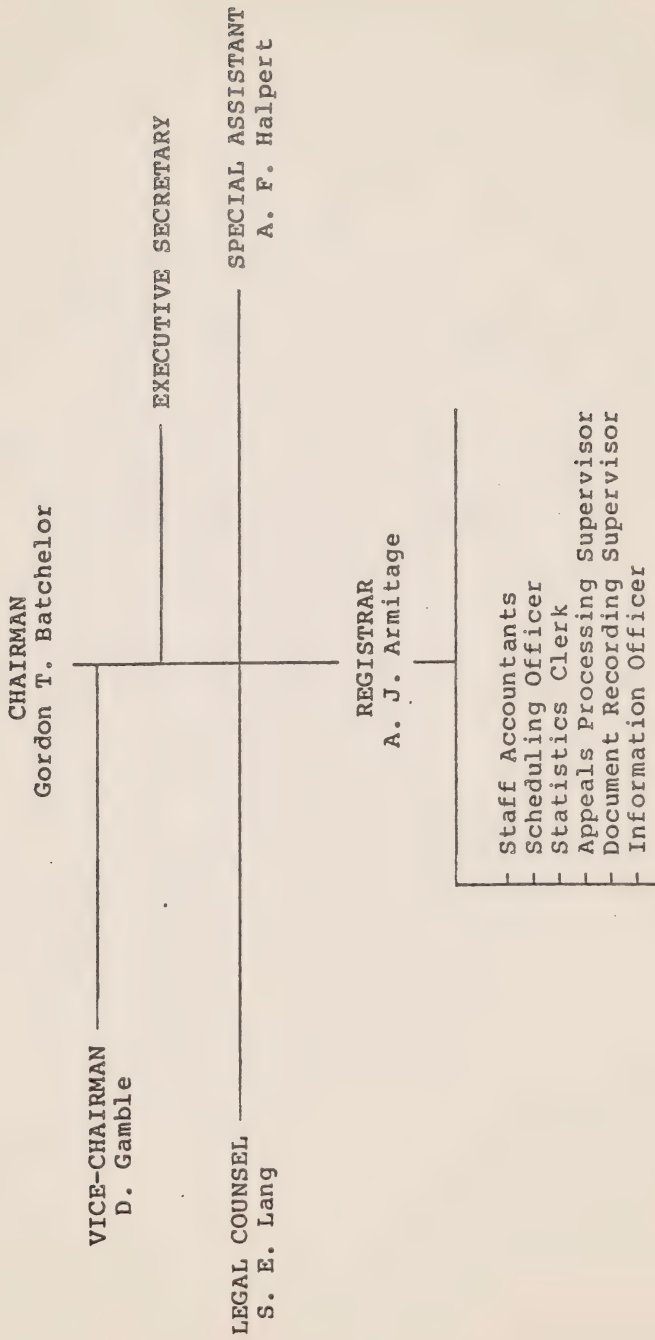
The Board's workload in 1978, as measured by hearing volume, was considerably lighter than in the previous year, with 617 hearings in 1978 as compared to 1,035 hearings in 1977, a reduction of 40%. However, the number of units involved in these hearings increased almost 12% from 5,290 units in 1977 to 5,914 in 1978. The number of units involved in a hearing ranged from one to more than 500, with the complexity of the case determining the length of the hearing.

Of a total of 5,497 orders issued, the Board increased the rent approved by the Rent Review Officer in 45.4% of the cases, decreased the awarded increase in 31.1% of the cases, and affirmed the decision in 23.5% of the cases.

During my tenure both as Vice-Chairman and as Chairman of The Residential Premises Rent Review Board, I have been extremely proud of the record of the Board and its supporting administrative staff. As 1979 will constitute the last year of the Board's existence under the current Act, I would feel remiss if I did not acknowledge the service the Board has rendered to Ontario's landlords and tenants.

G. T. Batchelor
Chairman

RENT REVIEW BOARD - ORGANIZATION CHART



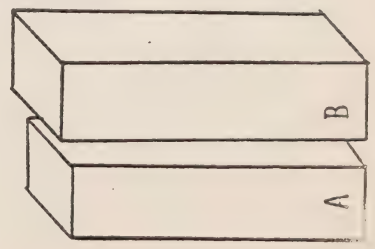
FINANCIAL DATA
1978

COMPARISON OF EXPENDITURES WITH BUDGETED AMOUNTS 1978-79 (AS OF DECEMBER 31, 1978)

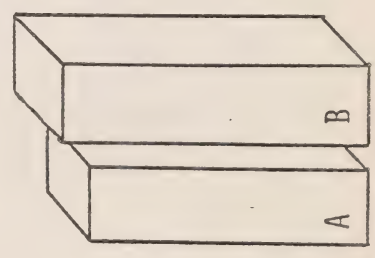
	<u>EXPENDITURES</u>	<u>BUDGET</u>	<u>VARIANCE</u>
	\$	\$	\$
RENT REVIEW BOARD	414,255	460,760	46,505
RENT REVIEW PROGRAM - OPERATIONS	2,216,095	2,210,800	(5,295)
RENT REVIEW PROGRAM - ADMINISTRATION	614,353	709,258	85,905
TOTALS	<u>3,244,703</u>	<u>3,371,818</u>	<u>127,115</u>

NOTE: ANNUAL BUDGET: APRIL '78 - MARCH '79 - \$5,075,292

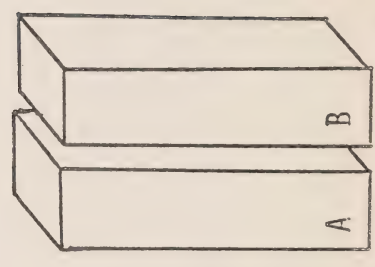
LEGEND
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 B - BUDGETED AMOUNT



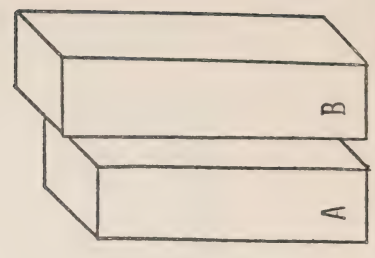
TOTALS



RENT REVIEW BOARD

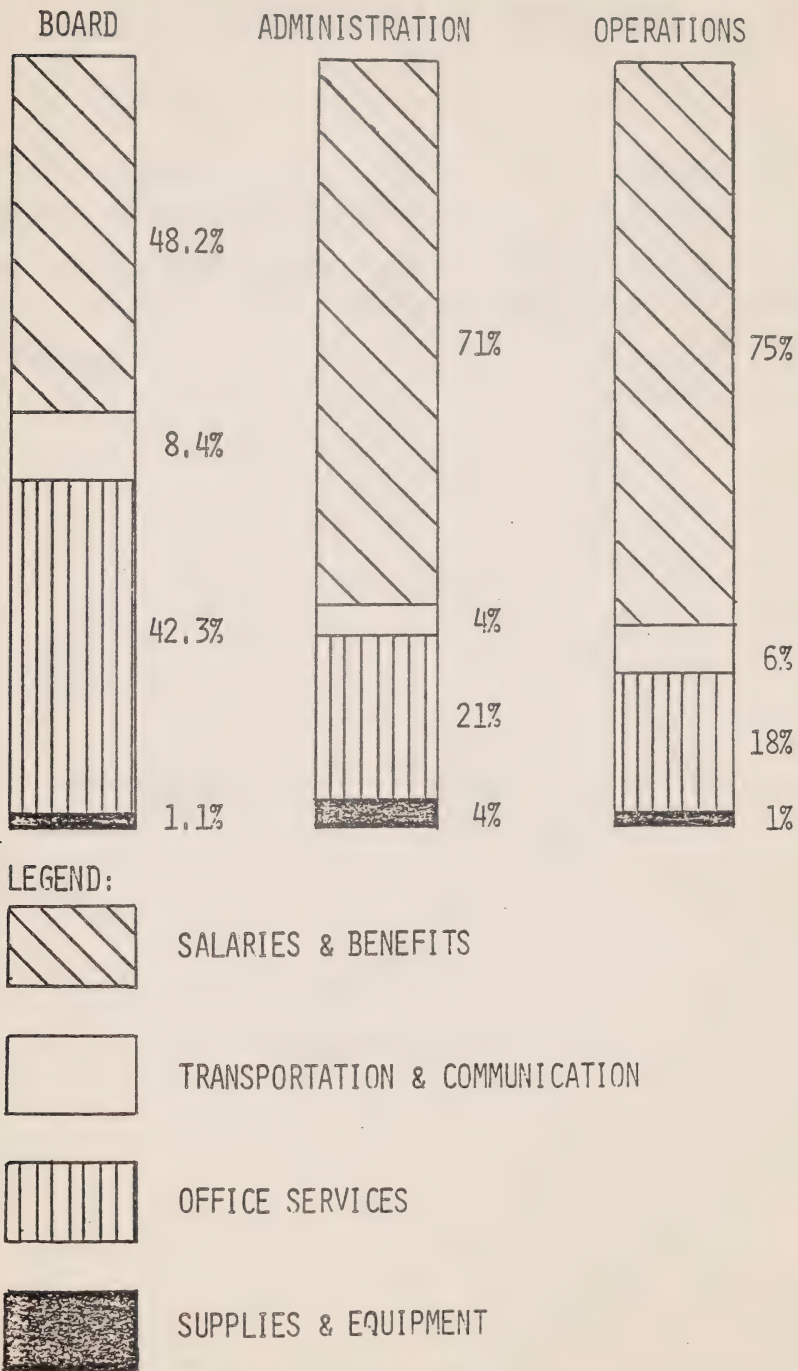


RENT REVIEW PROGRAM OPERATIONS



RENT REVIEW PROGRAM ADMINISTRATION

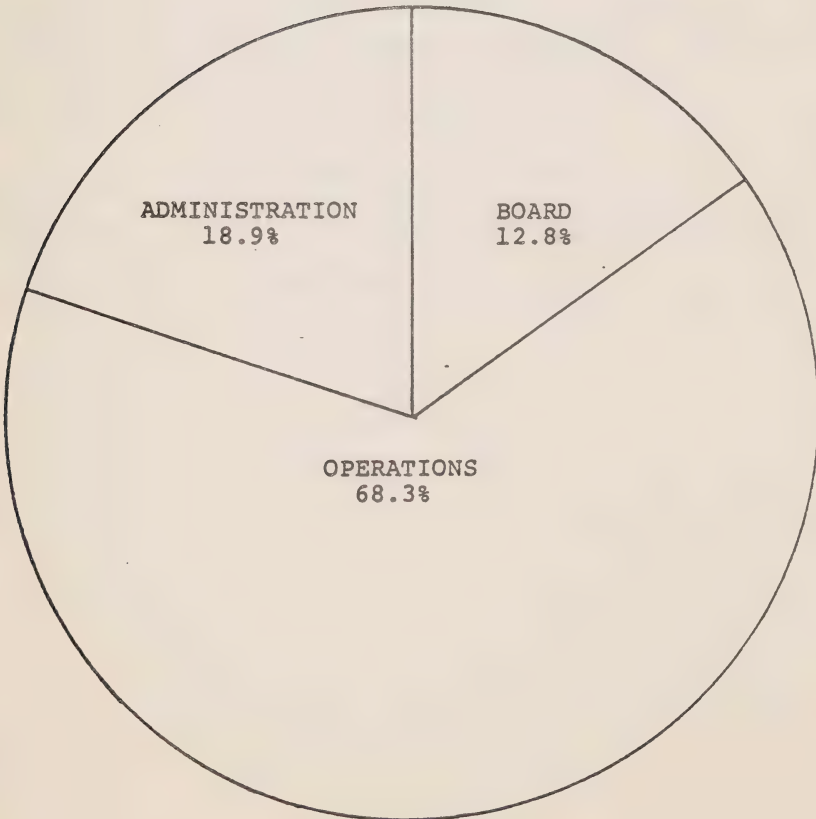
DISTRIBUTION OF EXPENDITURES WITHIN PROGRAM AREAS



NOTE: CLERICAL COSTS ARE INCLUDED UNDER SALARIES WHEREAS FOR 1977-78 THEY WERE UNDER OFFICE SERVICES,

RELATIVE EXPENDITURES BY PROGRAM AREAS

<u>ACTIVITY</u>	<u>\$</u>
RENT REVIEW BOARD	414,255
RENT REVIEW PROGRAM - OPERATIONS	2,216,095
RENT REVIEW PROGRAM - ADMINISTRATION	614,353
TOTAL PROGRAM	3,244,703 =====



A P P E N D I X I

STATISTICS

The first 12 tables represent results from Rent Review cases throughout Ontario arising from hearings held during 1978.

Except where indicated, figures are averages only, without regard to size or type of rental units.

Table 13 shows a 48-week summary of information inquiries received by the Program's field offices according to Rent Review (rent increase) subjects and Landlord and Tenant Act (non-rent increase) subjects.

Tables 14, 15 and 16 summarize the results of three types of samples of cost/revenue data for selected sizes of buildings, as submitted in actual cases during 1978.

TABLE 1AVERAGE RESULTS OF HEARINGS

This table illustrates the overall result of all rental determination hearings held in 1978. A rental determination hearing is where the presiding Rent Review Officer or Rent Review Board members establish a maximum chargeable rent based on a landlord application.

The results represented here are averages only, without regard to size or type of rental unit or building. In addition, these results may reflect a mix of cases where the cost circumstances involved in determining the justified increases concern one or more years of operation by the landlord (referred to as one year or multi-year leases).

The first column indicates the number of hearings involved in this analysis, while the second indicates the number of units or residential premises concerned.

The third column shows the average increase in rent requested by the landlord, expressed in percentage terms, while the fourth converts the requested increase into the average monthly rent in dollars for which the landlords sought approval.

The fifth column shows the average percentage increase allowed by the Rent Review Officers, while the sixth converts this into the resulting average monthly rent which the landlords were allowed to charge.

The final two columns adjust the average percentage increase granted and the average monthly rent allowed to incorporate decisions of the Residential Premises Rent Review Board.

The adjustment to reflect the influence of the Board's decisions is based upon 3,138 units which were the subject of Rent Review Board rental determination decisions in 1978. Of this number, 599 orders affirmed the prior decision of the Rent Review Officer, 1,383 orders increased the rent set by the Rent Review Officer and 1,556 decreased the rent level initially determined.

Despite the fact that the majority of Board decisions amended the decision of a Rent Review Officer, the over-all effect remained minimal. Of all appeal orders issued in 1978, 47.1% amended the Rent Review Officer's decision by $\pm 2\%$, 81.1% amended the initial orders by $\pm 4\%$ and 94.96% by $\pm 10\%$.

TABLE 1 AVERAGE RESULTS OF HEARINGS (1978)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	% CHANTED	INCLUDING APPEALS \$ GRANTED
TORONTO	423	5884	15.88	265.59	9.80	251.80	9.44	251.26
THORNHILL	200	3837	12.81	295.79	8.38	283.87	8.37	283.82
YORK	83	1476	12.52	255.84	9.14	248.32	9.28	248.59
N. YORK	206	4422	16.78	288.59	9.73	270.67	9.66	270.41
E. YORK	164	3466	11.38	288.64	7.47	278.86	7.42	278.70
SCARBOROUGH	193	5045	13.13	242.02	9.09	233.54	8.87	233.02
WINDSOR	57	1483	28.03	168.58	11.58	154.97	12.23	155.33
LONDON	71	651	37.85	188.36	10.84	166.78	11.66	168.02
WREN SOUND	13	206	28.29	149.84	17.94	135.22	11.65	134.43
KITCHENER	131	1401	13.72	214.19	10.35	208.04	10.37	208.07
HAMILTON	120	1621	16.57	226.70	7.90	212.90	8.31	213.67
ST. CATHARINES	124	1876	13.52	243.13	9.91	237.09	10.21	237.34
MISSISSAUGA	110	2483	12.04	275.30	7.49	264.64	7.52	264.70
BRAMPTON	37	366	15.86	238.66	9.19	225.45	8.99	225.07
RICHMOND HILL	25	598	12.85	226.78	8.29	217.57	8.55	218.09
BARRIE	44	397	18.14	178.77	12.91	167.96	12.99	168.07
OSHAWA	43	735	13.81	247.88	10.95	242.23	10.98	242.25
PETERBOROUGH	32	282	19.48	248.91	10.29	229.73	10.20	229.59
BELLEVIEW	21	101	22.42	217.60	13.63	206.93	13.56	206.79
KINGSTON	37	282	26.08	169.92	20.15	162.47	20.13	162.45
CORNWALL	38	388	16.20	202.38	10.71	196.56	10.70	196.54
OTTAWA	199	2295	18.07	273.59	11.98	261.07	12.01	261.13
PEMBROKE	18	47	19.80	167.53	15.38	161.10	14.72	160.38
NORTH BAY	48	321	21.26	192.88	12.94	180.59	12.94	180.59
SUDBURY	54	434	15.94	267.23	10.46	254.66	10.45	254.63
TIMING	57	266	25.09	115.14	12.09	104.49	12.11	104.52
SAULT STE. MARIE	229	313	24.15	142.87	19.90	138.19	19.25	138.94
THUNDER BAY	46	466	19.42	117.41	12.36	108.08	12.36	108.08
KENORA	15	167	21.39	122.68	12.76	112.78	14.05	113.51
PROVINCE	2008	40949	15.76	252.33	9.71	240.77	9.69	240.68

TABLE 2AVERAGE RESULTS OF HEARINGS EXCLUDING
MOBILE HOME SITES

This table is a component of Table 1, excluding decisions concerning rent increases on mobile home sites. This deletes from the results 40 hearings representing 1,988 units.

Mobile home sites generally rent for a fraction of the rent charged for structural residential rental units. For this reason, those offices which handle a significant number of mobile home sites could have results which give the impression that lower than average rent levels were awarded by that office.

Of the 1,988 mobile home sites reviewed in 1978, the average increase requested by landlords was 37.98%, which if granted, would have resulted in an average monthly rent of \$90.90. After review, the average increase granted was 13.5%, which resulted in an average monthly rent of \$75.63.

TABLE 2
AVERAGE RESULTS OF HEARINGS (1 9 7 8)
(EXCLUDING MOBILE HOME SITES)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS	
							% GRANTED	\$ GRANTED
TORONTO	423	5884	15.88	265.59	9.80	251.80	9.44	251.26
ETOHICORE	200	3437	12.81	295.79	8.36	283.87	8.37	283.82
YORK	83	1476	12.52	255.84	9.14	245.32	9.28	248.59
N. YORK	206	4422	16.78	288.59	9.73	270.67	9.66	270.41
E. YORK	164	3466	11.38	288.64	7.47	278.86	7.42	278.70
SCARBOROUGH	193	5045	13.13	242.02	9.09	233.54	8.87	233.02
WINDSOR	51	753	16.16	235.30	10.91	225.06	10.91	225.06
LONDON	69	466	17.42	224.84	8.55	209.23	9.29	210.73
WREN SUDD	11	144	27.10	178.72	16.67	160.53	16.67	160.53
KITCHENER	130	1322	13.62	222.52	10.30	216.17	10.32	216.21
HAMILTON	119	1541	13.93	230.34	8.31	219.10	8.74	219.91
ST. CATHARINES	123	1782	13.33	252.87	10.06	246.78	10.12	246.91
MISSISSAUGA	110	2483	12.04	275.30	7.49	264.64	7.52	264.70
BRANTFORD	37	366	15.86	238.66	9.19	225.45	8.99	225.07
RICHMOND HILL	25	598	12.85	226.78	8.29	217.57	8.55	218.09
BARRIE	41	235	17.35	253.22	9.25	235.34	9.39	235.53
OSHAWA	42	728	13.88	249.49	10.99	243.79	11.02	243.81
PETERBOROUGH	32	282	19.48	248.91	10.29	229.73	10.20	229.59
MILLEVILLE	21	141	22.42	217.60	13.63	206.93	13.56	206.79
KINGSTON	37	282	26.08	169.92	20.15	162.47	16.24	162.45
CORNWALL	27	347	15.51	215.48	11.37	210.47	11.36	210.40
QUINIA	195	2162	16.85	283.56	10.99	271.17	11.56	271.23
PETERBOROUGH	17	38	22.12	190.11	17.49	182.93	16.66	182.04
NORTH BAY	47	309	21.42	197.19	13.06	184.61	13.06	184.61
SUDBURY	33	415	15.75	276.72	10.02	263.57	10.00	263.54
THAMES	122	23.04	167.96	12.67	154.96	12.70	155.02	155.02
SAULT STE. MARIE	226	301	22.51	146.04	16.73	142.48	16.73	142.48
THUNDER BAY	40	358	17.23	130.94	10.09	120.15	10.09	120.15
KENORA	13	56	26.31	207.37	15.41	188.23	15.01	187.43
PROVINCE	2768	34961	14.63	260.56	9.51	249.20	9.46	249.08

TABLE 3AVERAGE RESULTS OF HEARINGS FOR
ONE-YEAR LEASES

This table is a further component of Table 1, but shows results only for those units in which the justification for rent increases concerned the pass-through of cost increases over a one-year period.

Hearings in this category represented 95.4% of all rental determination hearings and 98.2% of all units. Since the basis of the Rent Review determination process is the cost pass-through principle, whereby rents may increase to cover increased costs, this table is felt to be the most useful measure of Program results.

TABLE 3 AVERAGE RESULTS OF HEARINGS FOR ONE YEAR LEASES
(1 9 7 8)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS % GRANTED \$ GRANTED
TORONTO	188	5755	15.60	259.93	9.62	266.69	9.27 286.18
ETOBICOKE	191	3362	12.76	294.12	8.26	282.03	8.25 282.00
YORK	81	1474	12.51	255.71	9.14	248.19	9.27 248.47
N. YORK	203	4385	16.77	288.94	9.71	270.97	9.64 270.71
E. YORK	160	3434	11.30	288.38	7.43	278.67	7.37 278.51
SCARBOROUGH	187	4857	12.97	241.74	8.94	233.27	8.71 232.75
WINDSOR	55	1481	28.02	168.54	11.58	154.96	12.23 155.33
LONDON	68	648	37.86	188.50	10.77	166.86	11.59 168.11
OWEN SOUND	13	206	28.29	149.84	17.94	135.22	16.65 134.43
KITCHENER	123	1375	13.64	213.02	10.25	206.83	10.27 206.86
HAMILTON	118	1618	16.53	226.57	7.89	212.87	8.30 213.64
ST. CATHARINES	123	1871	13.54	243.04	9.92	236.99	10.21 237.24
MISSISSAUGA	105	2388	12.00	275.38	7.37	264.52	7.39 264.55
BRAMPTON	36	365	15.85	238.91	9.16	225.66	8.96 225.27
RICHMOND HILL	25	598	12.85	226.78	8.29	217.57	8.55 218.09
BARRIE	44	397	18.14	178.77	12.91	167.96	12.99 168.07
OSHANA	39	717	13.57	247.61	10.80	242.13	10.83 242.16
PETERBOROUGH	32	282	14.48	248.91	10.29	229.73	10.20 229.59
BELLEVILLE	21	141	22.42	217.60	13.63	206.93	13.56 206.79
KINGSTON	37	282	26.08	169.92	20.15	162.47	20.13 162.45
CORNWALL	24	372	15.07	204.70	9.41	198.71	9.40 198.68
UTTARA	184	2272	17.97	271.90	11.93	259.87	11.96 259.93
PEMBRIDGE	18	47	19.80	167.33	15.38	161.10	14.72 160.38
NORTH BAY	48	321	21.26	192.88	12.94	180.59	12.94 180.59
SUDBURY	34	434	15.94	267.23	10.46	254.63	10.45 254.63
THAMES	35	200	22.25	119.42	9.65	108.97	9.67 109.00
SAULT STE. MARIE	229	313	24.15	142.87	19.90	134.19	19.25 138.94
THUNDER BAY	44	464	19.39	116.98	12.37	107.72	12.37 107.72
KLUKKA	14	166	21.46	122.71	12.78	112.75	14.07 113.40
PROVINCIAL	2679	40225	15.66	251.35	9.61	239.86	9.59 239.77

TABLE 4
AVERAGE RESULTS OF HEARINGS FOR
MULTI-YEAR LEASES

This table is the reverse of Table 3 in that it covers only those units where the justification for the rent increases concerned the pass-through of cost increases over a period of more than on year.

The table presents results for 191 hearings, representing 724 units.

Cost increases over a period of more than one year are considered where the rent had remained constant during the equivalent period, either due to the existence of a multi-year, fixed rent lease, or where the landlord had not increased the rent on annual basis for other reasons.

In these cases, the average increase granted was 15.02%, which resulted in an average monthly rent of \$291.46.

TABLE 4 AVERAGE RESULTS OF HEARINGS FOR MULTI-YEAR LEASES

(1978)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS	
							% GRANTED	\$ GRANTED
TORONTO	45	129	28.11	518.40	17.55	479.68	17.24	477.89
ETOUICOUKE	19	75	15.04	370.30	13.73	366.23	13.49	365.64
YORK	2	2	16.92	350.00	12.92	338.03	12.92	338.03
N. YORK	5	37	17.64	246.57	12.27	235.06	12.27	235.06
E. YORK	12	32	19.63	317.12	12.45	298.09	12.35	297.82
SCARBOROUGH	17	188	17.24	249.31	13.00	240.43	12.90	240.15
WINDSOR	2	2	36.15	195.00	11.71	160.00	11.71	160.00
LONDON	3	3	35.58	158.33	26.47	147.69	26.47	147.69
UTAH SOUND								
KITCHENER	10	26	17.68	276.46	15.31	272.19	15.31	272.19
HAMILTON	2	3	37.12	301.33	10.82	243.54	13.49	249.42
ST. CATHARINES	1	5	9.52	276.00	9.43	275.77	9.43	275.77
MISSISSAUGA	23	95	12.97	273.31	10.45	267.63	10.76	268.34
BRAMPTON	1	1	20.00	150.00	20.00	150.00	20.00	150.00
RICHMOND HILL								
BARRIE								
USHAWA	5	18	23.38	258.28	16.78	246.16	16.78	246.16
PETERBOROUGH								
BELLEVILLE								
KINGSTON	4	16	42.51	148.44	40.88	146.65	40.88	146.65
CORNWALL	15	23	28.35	421.19	17.23	379.72	17.23	379.72
OTTAWA								
PENNBROKE								
NORTH BAY								
SUDBURY	22	66	33.69	102.18	19.50	90.94	19.50	90.94
THUNDER BAY								
SAULT ST. MARIE								
THUNDER BAY	2	2	25.41	217.50	9.33	189.61	9.33	189.61
KENORA	1	1	10.00	117.70	10.00	117.70	10.00	117.70
PROVINCE	191	724	21.27	306.56	15.02	291.46	14.96	291.10

TABLES 5 & 6DISTRIBUTION OF CASELOAD BY TYPE OF BUILDING

Table 5 shows the distribution of hearing volume in 1978 according to type of building.

Table 6 shows the distribution of units reviewed in 1978 according to building type.

For this purpose, buildings are classified as:

- SF - Single family dwelling
- DU - Duplex
- TRI - Triplex
- FS - Four to six units inclusive
- NE - Over six units but fewer than four floors
(i.e. non-elevator)
- E - Over six units with four or more floors
(i.e. elevator)
- RH - Rooming House
- T - Townhouse
- M - Mobile home site

If there are more than one type of building within a single rental complex, a hearing could be counted more than once for each type involved.

TABLE 5 DISTRIBUTION OF HEARINGS BY TYPE OF BUILDING (1 9 7 8)

OFFICE	ASF	MDU	MIKI	MFS	MNE	ME	MNH	MT	MM	TOTAL
TORONTO	19	34	33	48	80	205	3	5		423
ETOBICOKE	11	2	4	13	30	136		5		200
YORK	1	2	3	7	22	48				83
N. YORK	10		1	5	21	162		8		206
E. YORK	2	1	1	2	8	149		4		164
SCARBOROUGH	1	1	1		19	169		2		193
WINDSOR	7	9	3	9	16	4		4	6	57
LONDON	10	24	7	9	13	3		7	2	71
OWEN SOUND	3	2	1	2	3				2	13
KITCHENER	11	16	10	25	30	29		10	1	131
HAMILTON	19	15	4	10	18	48		6	1	120
St. CATHARINES	9	14	10	10	34	47			1	124
MISSISSAUGA	2	2	1	2	5	96		2		110
BRAMPTON	6	1	1	3	7	19				37
RICHMOND HILL	1		1	1	3	19				25
BARRIE	8	7	7	9	6	4			3	44
USHANA	3	6	2	2	7	22			1	43
PETERBOROUGH	7	5	3	3	1	12		1		32
BELLEVILLE	8	2	1	4	2	4				21
KINGSTON	11	6	9	9	1	1				37
CORNWALL	4	9	3	2	3	4		4	1	28
OTTAWA	21	37	27	23	28	50		11	4	199
PENNBROKE	2	5	6	1	3				1	18
NORTH BAY	6	12	8	11	8	2		1	1	48
SUDBURY	9	2	2	2	6	12		2	1	34
TIMMINS	10	19	10	9	6				4	57
SAULT STE. MARIE	207	9	4	5	3				3	229
THUNDER BAY	11	15	2	6	6				6	46
KENORA	8	2	1	3	1				2	15
PROVINCE	427	259	166	235	390	1245	3	72	40	2808

TABLE 6 DISTRIBUTION OF UNITS BY TYPE OF BUILDING (1 9 7 8)

OFFICE	#SF	#DU	#TRI	#FS	#NE	#E	#RH	#T	#M	TOTAL
TORONTO	21	45	63	236	753	4739	4	25		5884
ETOBICOKE	11	4	7	53	180	3089		93		3437
YORK	1	2	3	25	350	1095				1476
N. YORK	10		1	15	161	4172		63		4422
E. YORK	2	2	1	3	185	3265		8		3466
SCARBOROUGH	1	1	3		297	4727		16		5045
WINDSOR	7	13	6	35	622	4		66	730	1483
LONDON	10	34	14	28	156	82		142	185	651
WHEN SOUND	3	2	2	7	130				62	206
KITCHENER	11	21	21	109	482	491		187	79	1401
HAMILTON	19	25	4	33	180	1201		79	80	1621
ST. CATHARINES	12	23	32	35	521	1159		94	94	1876
MISSISSAUGA	2	2	1	5	48	2419		6		2483
BRAMPTON	6	1	3	15	50	291				366
RICHMOND HILL	1		1	4	73	519				598
BARRIE	10	10	14	29	102	70			162	397
OSHAWA	3	8	5	8	45	659			7	735
PETERBOROUGH	8	5	7	9	18	234		1		282
BELLEVOILLE	22	4	1	20	20	74				141
KINGSTON	11	7	17	33	7	207				282
CORNWALL	17	12	8	2	89	151		68	41	388
OTTAWA	36	49	55	89	237	1519		177	133	2295
PEMBROKE	2	6	8	3	19				9	47
NORTH BAY	19	19	21	38	66	54		92	12	321
SUDBURY	9	2	5	7	40	213		139	19	434
TIMMINS	10	24	16	26	46				144	266
SAULI SIE. MARIE	209	12	8	19	53				12	313
THUNDER BAY	265	22	4	20	47				108	466
KENORA	12	3	3	12	26				111	167
PROVINCE	750	356	334	918	5003	30434	4	1162	1988	40949

TABLE 7

DISTRIBUTION OF PERCENTAGE REQUESTED
AND GRANTED BY BUILDING TYPE

This table shows the average increase requested and granted during 1978, in percentage terms, according to building type.

It is interesting to note that the average increase granted is lowest for townhouses and elevator buildings. The table further indicates that the average increase granted tends to increase as the size of the rental building decreases.

TABLE 7 DISTRIBUTION OF PERCENTAGE REQUESTED AND
PERCENTAGE GRANTED BY BUILDING TYPE (1 9 7 8)

OFFICE	SG FAM	DUPLEX	TRIPLEX	F TO S	NON EL	ELEV	HM MSE	TONHMS	MH STE	TOTAL								
	ZNE	ZGR	ZNE	ZGR	ZNE	ZGR	ZNE	ZGR	ZNE	ZGR								
TORONTO	44.5	19.6	31.0	16.7	20.4	12.1	23.6	11.9	17.9	11.3	14.8	9.3	31.1	9.3	14.0	9.2	15.9	9.8
LETHBRIDGE	28.6	18.8	16.4	12.6	25.3	24.4	16.7	9.4	15.2	9.3	12.4	8.2					12.8	8.4
YORK	27.5	13.4	61.5	41.0	20.5	16.7	31.7	18.0	13.7	9.5	11.6	8.7					12.5	9.1
N. YORK	37.8	13.6				71.4	34.3	15.3	10.4	13.6	10.2	16.9	9.7				15.8	6.1
E. YORK	16.5	15.5	30.0	18.7	14.9	2.6	76.1	32.2	8.7	6.8	11.4	7.5					14.9	5.7
SCARBOROUGH	17.7	17.7	8.0	3.8	9.5												20.5	6.4
MIDDSOX	34.4	15.8	21.2	10.9	47.2	10.1	20.6	12.1	15.2	10.1	14.2	12.7					17.6	15.5
LONDON	33.8	19.3	34.0	13.9	23.1	12.2	24.9	13.7	13.3	6.7	14.4	12.5					16.6	4.9
UREN SOUND	83.7	81.8	20.8	14.0	56.5	29.6	19.5	14.4	25.8	15.1							51.1	20.9
KITCHENER	19.7	10.8	16.1	12.4	11.3	10.3	17.2	12.0	13.3	11.1	11.8	8.4					16.6	12.0
HAMILTON	29.8	19.6	47.7	28.1	23.0	14.3	27.3	15.5	11.2	6.7	12.9	8.0					15.1	5.9
ST. CATHARINES	18.6	18.3	28.4	18.6	16.9	13.2	20.7	13.0	11.4	9.2	13.5	10.0					17.2	7.2
MISSISSAUGA	17.5	13.6	17.6	15.8	48.5	14.3	21.4	12.1	8.4	7.9	12.1	7.5					9.4	4.1
BRANTFORD	62.2	10.3	20.0	20.0	25.0	15.1	20.0	10.9	25.3	15.0	13.0	8.0						
RICHMOND HILL	35.1	8.1				27.8	15.0	10.0	6.0	12.4	7.8	12.9	8.4				15.9	4.2
BARRIE	22.7	15.3	19.8	13.8	19.5	18.2	15.3	11.8	14.5	7.7	20.7	7.5					19.3	18.2
USHARA	20.6	9.1	26.3	16.5	19.3	18.6	31.0	11.7	20.5	12.6	13.0	10.8					6.6	6.6
PETERBOROUGH	23.2	18.4	27.9	19.9	39.4	13.9	12.2	8.3	13.7	8.9	18.8	9.6					145.5	83.6
BELLEVILLE	46.4	18.1	68.8	31.3	13.8	1.6	21.1	9.2	14.3	11.6	15.5	13.3						
KINGSTON	43.0	32.2	38.3	17.9	28.9	18.7	27.2	17.2	7.4	7.4	25.0	20.6					22.4	13.6
CORNWALL	45.7	41.0	77.1	23.4	53.8	30.6	30.0	11.3	11.9	8.3	9.8	9.3					9.7	8.2
OTTAWA	66.7	63.0	26.8	17.4	20.4	18.7	24.3	17.3	14.5	8.9	15.3	10.4					13.2	7.5
PENHORSE	65.6	61.4	13.5	12.3	27.0	21.2	26.8	10.1	17.5	14.1							10.0	6.5
NORTH BAY	31.1	18.4	32.8	21.2	21.6	15.5	17.7	11.7	19.1	11.3	19.5	16.3					21.3	9.6
SUDBURY	37.6	20.6	23.6	18.6	11.6	6.9	10.8	9.9	19.3	15.9	17.9	8.2					10.4	10.4
THUNDER BAY	48.8	24.1	26.9	13.6	26.1	14.5	23.7	13.0	14.0	8.9							26.8	11.6
SAULT STE. MARIE	21.7	20.3	55.4	18.0	52.4	25.5	35.5	17.9	13.6	11.9							65.5	49.1
THUNDER BAY	8.6	8.1	36.8	24.9	37.9	14.9	16.7	6.8	55.1	15.2							26.7	19.9
KEENOWA	24.9	19.8	17.8	12.3	37.3	24.8	24.1	21.6	25.4	9.8							18.9	11.4
PRESTON	23.0	18.3	31.8	17.6	25.0	15.9	22.1	12.9	14.9	9.9	13.8	9.0	31.1	9.3	15.1	8.9	38.0	13.5
																		15.8
																		9.7

TABLE 8RANGE OF PERCENTAGE GRANTED BY UNITS

This table shows the range of rent increases granted in 1978, in percentage terms, and the number of rental units represented in each range.

This table includes all rental determination hearings in 1978, including cases involving a single year or multi-year pass through of costs.

The accompanying Chart 1 shows the same results, but in a visual format, on a province-wide basis.

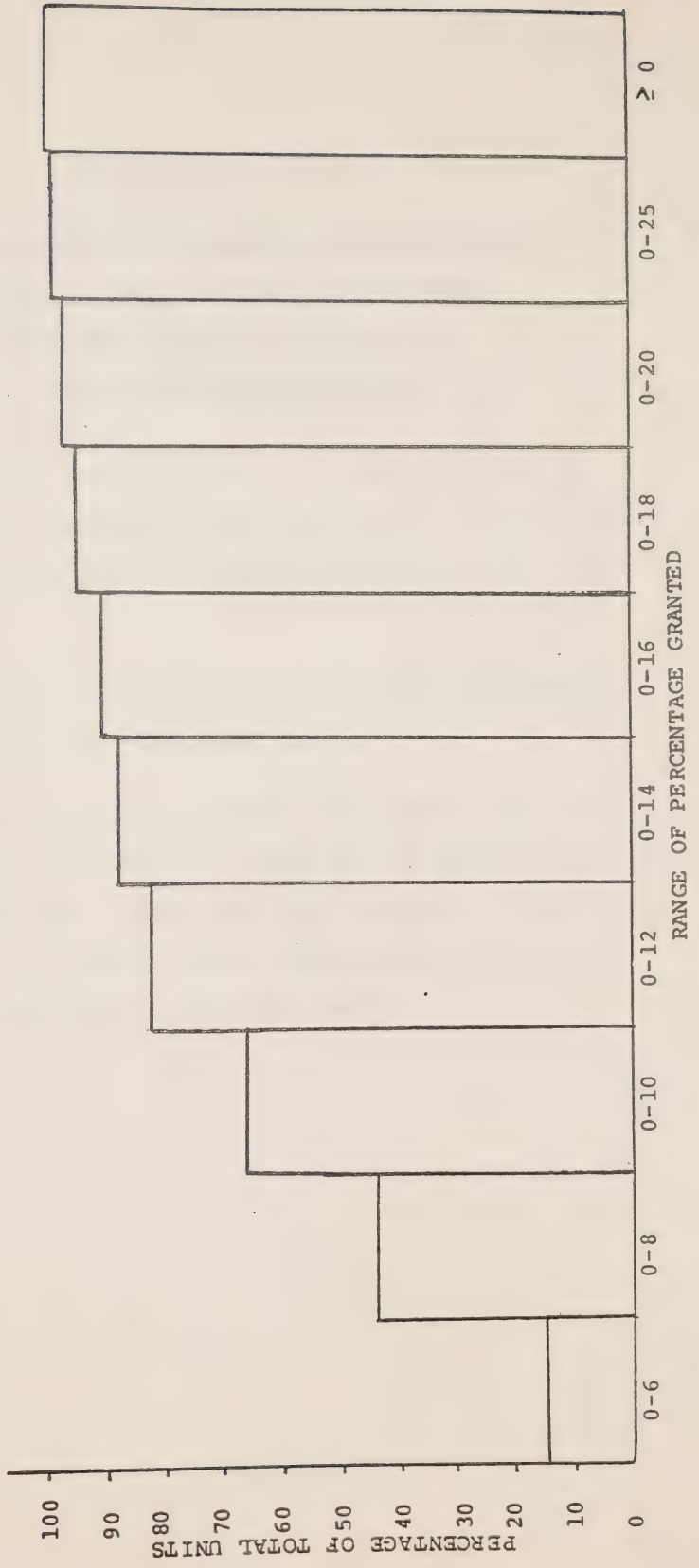
TABLE 8 RANGE OF PERCENT GRANTED FOR ALL BUILDINGS BY UNITS

(1 9 7 8)

OFFICE	<=6%	6-8%	8-10%	10-12%	12-14%	14-16%	16-18%	18-20%	20-25%	>25%	TOTAL
TORONTO	1255	1724	787	872	165	231	279	301	216	54	5884
ETIMUCOKE	630	1187	313	497	36	48	125	4	3	5	3437
YORK	120	570	313	297	138	6	1	17	2	12	1476
Q. YORK	619	883	1070	654	836	303	41	13	13	3	4422
L. YORK	788	1464	812	390	1	1	1	2	3	4	3466
SCARBOROUGH	710	1167	1944	571	293	115	46	189	10		5045
ALBANY	30	397	113	369	72	292	187	5	2	8	1483
LOWELL	167	91	59	55	131	43	11	25	61	8	651
WATER SOUND		1	94		1			6	60	43	206
NILCOLER											
HAMILTON	181	362	206	312	84	71	98	57	30	18	1401
ST. CATHARINES	635	353	302	189	39	50	7	11	17	18	1621
	87	708	443	198	157	75	169	3	19	17	1876
MISSISSAUGA	318	1167	908	58	5	15		7	5		2483
BRANDT	8	146	153	39	5	4	2	1		11	366
RICHMOND HILL	40	174	354	25		4		1			598
BRAVE	43	122	4	128	6	6	16	2	6	64	397
OSHAWA	2	28	61	545		2	24	2	10		735
PETERBOROUGH	37	71	35	23	103	5	2	1	2	3	282
BELLE VILLE	1	2	27		88	1	1	17	2	2	141
KINGSTON	8	10		6	2	5	11	5	220	15	262
CONRAD	41	141	65	105	4	3	2	3	24	24	388
OTTAWA	448	481	180	478	70	271	74	103	102	88	2295
PLEASANT		11	14	6	1	3		1	7	4	47
NORTH BAY	10	17	139	15	30	16	65	16	5	8	321
SUDBURY	35	43	150	153	1	2	2	24	20	4	434
THORNHILL	26	15	110	49	5	3	7	6	36	9	266
SAULT STE. MARIE	12	38	77	11	14	10	22	29	19	81	313
THUNDER BAY	25	271	9	3	26	2	66	30	17	17	486
KENORA		40	40	116			1		4	6	167
PROVINCIAL	6284	11644	9371	6164	2374	1585	1260	867	892	508	40949

Chart 1

DISTRIBUTION OF PERCENT GRANTED BY UNITS



TABLES 9, 10, 11, 12AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
FINANCIAL LOSS, CAPITAL EXPENDITURES,
INCREASED FINANCING PAYMENTS AND
INCREASED OPERATING COSTS

In determining the amount of rent increase which can be justified, a Rent Review Officer may consider other factors in addition to year-to-year increases in annual operating costs.

These other factors are capital expenditures, increased financing payments, and financial loss.

Tables 9, 10 and 11 reflect results from those cases in which these factors formed the basis for an approved rent increase in addition to any other cost factors. Table 12 reflects results of cases where operating cost increases were cited in addition to any other factor.

TABLE 9 AVERAGE RESULTS OF HEARINGS WHICH INVOLVED FINANCIAL LOSS

(1 9 7 8)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	168	2370	20.38	265.11	13.66	250.55
ETOBICOKE	99	1762	13.51	346.97	8.80	332.33
YORK	44	742	12.81	270.26	10.20	264.42
N. YORK	74	2054	22.29	320.43	12.02	293.88
E. YORK	42	976	14.44	277.21	8.94	264.01
SCARBOROUGH	78	2288	14.08	220.50	10.30	213.24
WINDSOR	29	1098	27.66	187.91	13.32	174.61
LONDON	29	235	16.24	236.69	10.24	226.24
OREN SOUND	8	159	27.57	170.49	14.29	151.74
KITCHENER	76	869	14.64	216.17	11.80	211.25
HAMILTON	53	561	16.90	232.15	10.62	219.94
ST. CATHARINES	89	1271	14.16	268.26	10.98	262.22
MISSISSAUGA	40	785	13.09	254.68	8.14	244.02
BRAMPTON	15	117	21.56	271.36	11.93	249.61
RICHMOND HILL	13	382	11.64	215.41	6.57	209.47
BARRIE	23	175	23.41	203.63	16.95	189.02
OSHAWA	33	700	13.85	250.66	11.13	245.29
PETERBOROUGH	18	214	20.06	252.07	10.80	232.37
BELLEVILLE	12	124	20.95	225.81	13.63	215.76
KINGSTON	17	36	23.47	193.52	16.97	186.95
KOROWALL	17	281	14.63	218.63	11.80	214.06
OTTAWA	101	1527	19.27	263.04	13.91	253.10
PEABOKE	8	26	20.89	188.42	17.47	184.34
NORTH HAY	26	139	20.67	200.19	16.00	193.93
SUDBURY	16	346	16.47	282.36	10.43	267.63
THIRMS	17	144	30.31	109.37	12.16	96.44
SAUL I STE. MARIE	149	210	20.80	150.23	22.58	147.62
THUNDER BAY	14	292	16.76	102.64	11.38	96.73
KEROKA	4	33	31.79	236.95	16.81	209.59
PROVINCIAL	1312	19666	17.52	256.96	11.53	244.89

TABLE 10
AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
CAPITAL EXPENDITURES (1 9 7 8)

OFFICE	N OF HEARINGS	N OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	301	4490	15.12	265.12	9.77	252.77
ETOBICOKE	142	2441	12.83	265.14	8.99	255.02
YORK	61	1152	12.16	260.30	9.14	253.41
N. YORK	110	2664	17.65	279.32	9.91	289.75
E. YORK	125	2984	10.87	290.33	7.41	281.54
SCARBOROUGH	160	3365	12.47	250.91	8.73	242.94
WINDSOR	29	989	34.67	161.02	11.02	142.38
LONDON	48	495	44.20	183.35	12.11	160.85
OWEN SOUND	11	141	27.09	111.50	21.88	107.74
KITCHENER	107	1310	13.46	214.63	10.18	208.60
HAMILTON	76	1003	14.07	229.24	8.82	218.66
St. CATHARINES	71	947	14.95	218.17	10.92	210.60
MISSISSAUGA	73	1790	12.58	259.13	7.47	248.14
BRAMPTON	24	193	21.42	213.14	10.78	212.76
RICHMOND HILL	22	556	11.55	223.45	8.52	217.77
BARRIE	28	306	17.47	151.88	14.26	146.08
OSHANA	21	293	13.25	259.24	10.94	254.11
PETERBOROUGH	25	223	21.20	261.34	10.68	239.43
BELLVILLE	14	128	20.94	223.96	13.87	214.31
KINGSTON	27	53	32.37	193.78	21.41	180.03
CORNWALL	25	317	17.04	208.28	10.55	199.38
OTIAGA	103	664	20.34	246.31	13.86	231.24
PLEMBROKE	11	29	20.45	145.02	13.58	135.44
NORTH BAY	42	308	21.31	194.28	13.04	162.05
SUDBURY	20	228	20.56	257.75	11.03	234.61
THUNDER BAY	41	128	10.79	131.29	12.48	129.34
SAULT STE. MARIE	49	102	31.95	189.95	22.42	178.92
THUNDER BAY	31	126	34.96	164.07	19.62	139.67
KENORA	9	73	21.12	162.71	13.99	149.43
PROVINCE	1806	27498	15.79	249.06	9.66	237.69

TABLE 11
AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
INCREASED FINANCING PAYMENTS (1 9 7 8)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	59	1008	17.40	250.35	13.47	241.43
ETOBICOKE	19	330	11.73	268.29	8.72	260.75
YORK	3	80	10.66	263.46	8.71	258.15
N. YORK	14	131	10.98	272.43	9.30	268.26
E. YORK	16	535	14.04	257.82	7.84	243.79
SCARBOROUGH	20	1000	10.76	259.40	8.70	254.95
WINDSOR	4	77	9.62	203.99	9.61	203.96
LONDON	2	17	18.72	209.82	9.93	197.42
OWEN SOUND	2	120	31.68	162.24	14.81	141.45
KITCHENER	4	12	22.73	257.65	11.89	234.87
HAMILTON	9	50	10.70	270.34	7.75	262.93
ST. CATHARINES	20	285	12.85	232.44	10.56	228.06
MISSISSAUGA	21	407	10.44	295.36	8.35	289.97
BRAMPTON	1	3	25.00	270.42	15.70	250.30
RICHMOND HILL	4	46	17.03	248.93	7.91	229.31
MARRIE	5	27	14.12	199.11	12.50	195.75
OSHAWA						
PETERBOROUGH						
BELLEVILLE	1	5	9.10	177.40	8.49	176.41
KINGSTON	5	226	25.59	163.99	20.47	158.00
LETHBRIDGE	1	45	9.01	256.82	8.60	255.86
WILFRED	28	160	20.52	253.63	17.71	246.21
LENDRE						
NORTH HAV	3	19	24.79	186.11	11.83	166.78
SUDBURY						
THUNDER BAY	1	1	33.33	200.00	13.33	169.99
SAULT STE. MARIE	2	9	31.65	169.45	18.85	152.97
THUNDER BAY						
KENORA						
PROVINCE	244	4593	14.60	250.33	10.87	242.55

TABLE 12
AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
INCREASED OPERATING EXPENSES (1 9 7 8)

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	398	5359	14.81	267.70	9.59	255.31
ETOBICOKE	199	3036	12.80	295.76	8.38	293.07
YORK	83	1476	12.52	253.84	9.14	248.32
N. YORK	203	4127	15.59	284.75	9.40	269.05
E. YORK	160	3452	11.32	288.62	7.45	278.92
SCARBOROUGH	193	5045	13.13	242.02	9.09	233.54
WINDSOR	54	1475	27.89	168.58	11.52	155.10
LONDON	57	600	39.04	186.62	10.88	164.65
OWEN SOUND	13	206	28.29	149.84	17.94	135.22
KITCHENER	124	1295	13.48	216.74	10.45	211.00
HAMILTON	117	1605	16.50	227.26	7.85	213.40
ST. CATHARINES	119	1831	13.53	243.73	9.91	237.67
MISSISSAUGA	110	2483	12.04	275.30	7.49	264.64
BRAMPTON	37	366	15.86	238.66	9.19	225.45
RICHMOND HILL	24	597	12.81	226.74	8.29	217.60
BARRIE	44	397	18.14	178.77	12.91	167.96
OSHANA	38	713	15.20	249.39	10.82	244.29
PETERBOROUGH	30	190	15.80	223.64	6.97	211.34
WELLEVILLE	19	130	23.01	217.63	14.02	207.17
KINGSTON	31	272	25.61	169.62	16.15	162.15
CORNWALL	25	383	15.19	202.63	10.25	197.30
OTTAWA	163	1693	16.34	285.83	11.07	273.31
PEMBROKE	14	41	17.49	169.65	12.81	162.99
NORTH BAY	47	309	21.42	197.19	13.06	184.61
SUDBURY	34	434	15.94	267.23	10.46	254.66
TERMINUS	57	266	25.09	115.14	12.09	104.49
SAULT STE. MARIE	229	313	24.15	142.67	19.90	139.19
THUNDER BAY	44	201	30.56	145.20	17.62	127.93
KENORA	14	165	20.57	121.14	11.95	111.26
PROVINCE	2680	38860	15.31	253.37	9.54	242.35

TABLE 13RECORD OF INQUIRIES

In early 1978 the Program established a system for identifying the nature of public inquiries received at local Rent Review offices. It was designed not only for on-going program evaluation purposes, but also as a means of identifying the areas of public concern for consideration during the development of new legislation.

Because of the frequent inter-relationship of landlord and tenant concerns, the Record of Inquiries system identifies not only rent increase (Rent Review) inquiries, but also non-rent increase (Landlord and Tenant Act) inquiries, even though the latter is not within the Program's jurisdiction.

Results for the 48-week period in which the system was in operation during 1978 show that 95,740 separate inquiries were received. Of these, 53.7% concerned Rent Review subjects only, 36% concerned Landlord and Tenant Act subjects only, and 10.3% encompassed both laws.

In terms of subject matter within each category, Rent Review subjects were involved 111,167 times and Landlord and Tenant Act subjects 52,779 times, for a total subject load of 163,946. This illustrates that many singular inquiries touched upon a number of subjects.

Table 13

RENT REVIEW PROGRAM Inquiry Statistics

For months of: Feb. to Dec., 1970 (48 weeks)

OFFICE	NUMBER OF INQUIRIES		FREQUENCY DISTRIBUTION OF TOPICS																	LANDLORD & TENANT					
			RENT REVIEW																						
	% DISTRIBUTION		LANDLORD AND TENANT ONLY	COMBINATION OF BOTH	COMPLIANCE	COST REVENUE CLARIFICATION	COMPLETION OF FORMS	HEARING PROCEDURES	NOTICE OF INCREASE	GUIDELINE LIMIT	FREQUENCY OF INCREASE	JURISDICTION	SERVICES	NEW LT. TENANT OR SUB-TENANT	EXPLANATION OF ORDER	APPEAL	OTHER	TOTAL	CONDITION OF PREMISES	LEASES, TENANCY AGREEMENTS	EVICTON	SECURITY DEPOSIT	OTHER	TOTAL	
TORONTO	17001	68.6	21.5	9.9	960	1303	1258	1878	5292	5867	3151	435	556	413	689	528	1705	24035	873	3191	1321	701	709	6785	
ETOBICOKE	3361	63.1	32.1	4.8	154	173	100	325	719	654	255	14	103	44	136	68	131	2873	189	540	288	184	134	1335	
N. YORK	5566	65.3	25.8	0.9	639	147	187	473	1281	1473	529	57	79	197	305	234	268	5870	372	709	362	293	429	2165	
E. YORK	2009	68.1	27.0	4.9	150	63	87	384	451	404	112	11	19	7	120	45	75	1928	93	350	103	70	56	680	
SCARBOROUGH	6713	57.5	28.3	14.2	281	145	238	300	1975	1291	627	177	319	314	271	240	467	6645	518	930	480	462	194	2595	
WINDSOR	3842	51.4	36.0	12.6	125	46	95	172	1079	1564	748	296	68	39	32	46	98	4408	285	1011	581	250	84	2211	
LONDON	5226	45.4	48.1	6.5	247	143	93	137	1229	1455	872	50	222	27	127	123	162	4086	733	1042	835	276	212	2980	
OWEN SOUND	1632	36.0	52.2	11.8	52	89	217	134	355	391	274	112	135	106	34	16	16	1931	358	750	410	90	31	1639	
KITCHENER	3755	58.2	37.7	4.1	107	102	213	359	1034	1282	913	106	177	106	87	42	81	4609	288	444	415	242	342	1731	
HAMILTON	4822	61.9	33.7	4.4	38	211	170	304	815	1712	455	205	192	61	152	64	179	4558	295	954	407	200	69	1925	
ST. CATHARINES	2665	40.3	51.3	8.4	60	86	91	140	730	846	367	94	93	67	37	30	19	2568	275	844	509	119	8	1755	
MISSISSAUGA	4475	58.7	34.0	7.3	90	216	480	666	966	1084	730	402	362	330	387	98	43	5770	582	1069	433	372	26	2402	
BARRIE	2914	29.3	52.1	18.6	283	154	298	277	635	665	546	98	254	208	99	54	54	3625	614	699	1103	461	140	3007	
PETERBOROUGH	2591	41.3	57.5	1.1	35	103	68	90	383	527	221	96	31	10	17	22	2	1613	220	753	348	172	22	1315	
KINGSTON	3782	46.5	46.1	7.4	68	195	337	156	1095	1219	513	41	91	227	36	27	438	4441	358	1135	631	173	180	2484	
OTTAWA	11090	53.8	32.3	13.9	757	754	802	975	2701	3485	1607	395	629	531	304	228	1598	4846	696	2163	1240	256	1397	5754	
MORRIS BAY	2443	47.1	45.5	7.4	150	100	231	215	505	543	352	96	99	62	59	25	102	2707	231	597	482	165	161	1636	
SUDBURY	3968	32.7	50.7	8.0	50	47	171	162	843	851	595	132	137	155	82	55	147	3427	455	1468	755	318	226	3222	
TIMMINS	5132	31.1	43.2	25.7	145	185	832	317	1189	1207	1134	680	492	490	143	44	20	6804	935	1308	1776	489	175	4683	
THUNDER BAY	267	44.2	44.0	11.7	180	144	159	160	830	972	599	95	92	74	35	32	75	3455	291	533	756	84	127	1798	
PROVINCE	95740	53.7	36.0	10.7	4504	4565	6100	7542	24295	27492	14597	3590	4150	3484	3152	2020	5600	11167	8549	20890	3245	5368	4719	52779	
% DISTRIBUTION OF TOPICS					4.1	4.1	5.1	6.1	21.6	24.7	13.1	3.2	3.7	3.1	2.8	1.8	5.1	100.0		16.2	39.6	25.1	10.2	8.9	100.0

TABLES 14, 15, 16AVERAGE ANNUAL OPERATING COSTS

A sampling of Cost/Revenue Statements submitted for Rent Review hearings in 1978 have been analyzed to identify the key cost components involved in justifying rent increases, and to identify the relationship of certain costs to rental revenues.

Three types of samples were taken for this analysis. The first concerned elevator buildings (more than six units, four or more floors), and is based on 142 Rent Review cases. The results, as shown in Table 14, indicate that average operating costs were \$1,659 per unit, which amounted to 59.44% of the average annual gross revenue of \$2,791 per unit.

The second sample concerned buildings of six units or less within Metropolitan Toronto, and is based on 36 cases. The results in Table 15 indicate that average operating costs were \$1,528 per unit, which amounted to 45.95% of the average annual gross revenue of \$3,327 per unit.

The third sample concerned buildings of six units or less from communities outside Metropolitan Toronto, and is based on 96 cases. The results in Table 16 indicate that average operating costs were \$964 per unit, which amounted to 45.46% of the average annual gross revenue of \$2,032 per unit.

In reviewing these results, it must be noted that not all landlords involved in the samples claimed expenditures in all cost categories as justification for rent increases. This may be due either to the fact that a particular cost did not increase from one year to the next, or that a particular cost is borne directly by a tenant.

In addition, the classification of cost categories is not necessarily consistent across all cases, depending on the manner in which the landlord categorizes certain expenditures.

In reviewing Tables 15 and 16, it should be remembered that in general, net lease tenancies (where the tenant pays more individual expenses directly, i.e. utilities, grounds maintenance) are more prevalent in smaller buildings.

COST REVENUE SAMPLES
1977-78 RESIDENTIAL OPERATING EXPENSES

TYPE OF STRUCTURE REGION	ELEVATOR BUILDING PROVINCE	NO. OF PROJECTS ANALYZED	\$ OPERATING COST	PERCENT GR. REV.	PERCENT TTL. OP. COST
TOTAL NUMBER OF UNITS INVOLVED	20098				
AVG. NO. OF UNITS PER PROJECT	142				
AVG. GR. REV. PER UNIT PER YEAR	\$2791				
ITEM					
1. TOTAL PATROLL-SUPER AND CARETAKERS	138	112	4.00	6.54	
2. MARKET RENT OF RESIDENT STAFFS: UNITS	117	35	1.24	1.73	
3. PAINTING AND DECORATING (INTERIOR)	43	49	1.76	0.89	
4. MAINTENANCE SUPPLIES	17	24	0.92	0.17	
5. MAINTENANCE AND REPAIRS (BLDG., ELEV., GROUNDS)	142	252	9.03	15.19	
6. CONTRACTED SERVICES	38	40	1.38	0.65	
SUBTOTAL 4, 5 AND 6	142	265	9.51	16.01	
7. INTEREST AND BANK CHARGES	75	17	0.61	0.55	
8. MISCELLANEOUS OPERATING EXPENSES	29	25	0.83	0.31	
SUBTOTAL A: MAINTENANCE AND OPERATING COSTS	142	431	15.46	26.02	
9A. HYDRO: COMMON AREA ONLY	16	69	2.59	0.47	
9B. HYDRO: WHOLE BUILDING	133	141	5.05	7.37	
SUBTOTAL 9A AND 9B	139	133	4.78	7.84	
10. WATER	140	43	1.53	2.54	
11. HEATING	140	250	8.91	14.85	
SUBTOTAL B: UTILITY COSTS	141	421	15.08	25.23	
12. MANAGEMENT AND ADMIN. OVERHEAD	142	142	5.07	8.54	
13. PROFESSIONAL AND LEGAL FEES	100	24	0.85	1.01	
SUBTOTAL C: ADMINISTRATIVE COSTS	142	158	5.68	9.55	
14. INSURANCE	141	21	0.77	1.28	
15. MUNICIPAL TAXES	142	610	21.87	36.80	
16. OTHER TAXES, PERMITS AND FEES	76	34	1.22	1.11	
SUBTOTAL D: TAXES AND INSURANCE COSTS	142	650	23.30	39.19	
TOTAL OPERATING EXPENSES	142	1659	59.44	100.00	

TABLE 15

COST REVENUE SAMPLES

1977-78 RESIDENTIAL OPERATING EXPENSES

TYPE OF STRUCTURE				SIX UNITS AND UNDER				
REGION				METRO TORONTO				
TOTAL NUMBER OF UNITS INVOLVED				130				
AVG. NO. OF UNITS PER PROJECT				4				
AVG. GR. REV. PER UNIT PER YEAR				\$3327				
ITEM	NO. OF PROJECTS ANALYZED	\$ OPERATING COST	PERCENT GR. REV.	PERCENT TTL. OP. COST				
1. TOTAL PAYROLL-SUPER AND CARETAKERS	4	251	10.82	1.83				
2. MARKET RENT OF RESIDENT STAFFS' UNITS	1	265	11.44	0.48				
3. PAINTING AND DECORATING (INTERIOR)	2	62	2.24	0.23				
4. MAINTENANCE SUPPLIES	2	88	2.18	0.32				
5. MAINTENANCE AND REPAIRS (BLDG., ELEV., GROUNDS)	32	250	7.32	14.55				
6. CONTRACTED SERVICES	4	36	1.20	0.26				
SUBTOTAL 4, 5 AND 6	33	252	7.39	15.13				
7. INTEREST AND BANK CHARGES	7	69	1.72	0.88				
8. MISCELLANEOUS OPERATING EXPENSES	1	35	1.07	0.06				
SUBTOTAL A: MAINTENANCE AND OPERATING COSTS	34	301	8.87	18.60				
9A. HYDRO: COMMON AREA ONLY	6	62	2.03	0.67				
9B. HYDRO: WHOLE BUILDING	21	121	3.75	4.60				
SUBTOTAL 9A AND 9B	27	107	3.37	5.28				
10. WATER	29	44	1.36	2.34				
11. HEATING	29	303	9.41	15.95				
SUBTOTAL B: UTILITY COSTS	30	432	13.39	23.56				
12. MANAGEMENT AND ADMIN. OVERHEAD	35	162	4.86	10.33				
13. PROFESSIONAL AND LEGAL FEES	7	135	4.48	1.72				
SUBTOTAL C: ADMINISTRATIVE COSTS	35	189	5.67	12.05				
14. INSURANCE	36	85	2.55	5.54				
15. MUNICIPAL TAXES	36	614	18.46	40.18				
16. OTHER TAXES, PERMITS AND FEES	2	17	0.65	0.06				
SUBTOTAL D: TAXES AND INSURANCE COSTS	36	700	21.03	45.78				
TOTAL OPERATING EXPENSES	36	1528	45.95	100.00				

COST REVENUE SAMPLES
1977-78 RESIDENTIAL OPERATING EXPENSES

TYPE OF STRUCTURE	ITEM	NO. OF PROJECTS ANALYZED	\$ OPERATING COST	PERCENT GR. REV.	PERCENT TTL. OP. COST
SIX UNITS AND UNDER NON METRO TORONTO					
REGION					
TOTAL NUMBER OF UNITS INVOLVED					
AVG. NO. OF UNITS PER PROJECT					
AVG. GR. REV. PER UNIT PER YEAR \$2032					
1. TOTAL PAYROLL-SUPER AND CARETAKERS		6	219	10.22	1.42
2. MARKET RENT OF RESIDENT STAFFS' UNITS		2	780	32.95	1.68
3. PAINTING AND DECORATING (INTERIOR)		3	41	2.04	0.13
4. MAINTENANCE SUPPLIES		3	13	0.69	0.04
5. MAINTENANCE AND REPAIRS (BLDG., ELEV., GROUNDS)		73	204	9.86	16.06
6. CONTRACTED SERVICES		9	55	2.51	0.54
SUBTOTAL 4, 5 AND 6		74	209	10.08	16.64
7. INTEREST AND BANK CHARGES		13	88	4.28	1.24
8. MISCELLANEOUS OPERATING EXPENSES		9	24	1.14	0.24
SUBTOTAL A: MAINTENANCE AND OPERATING COSTS		77	257	12.32	21.35
9A. HYDRO: COMMON AREA ONLY		22	47	2.30	1.12
9B. HYDRO: WHOLE BUILDING		27	149	6.79	4.34
SUBTOTAL 9A AND 9B		49	103	4.85	5.46
10. WATER		58	45	2.16	1.94
11. HEATING		59	273	13.19	17.41
SUBTOTAL B: UTILITY COSTS		68	344	16.94	24.81
12. MANAGEMENT AND ADMIN. OVERHEAD		93	98	4.82	9.87
13. PROFESSIONAL AND LEGAL FEES		6	53	2.44	0.34
SUBTOTAL C: ADMINISTRATIVE COSTS		93	102	4.98	10.21
14. INSURANCE		91	64	3.18	6.32
15. MUNICIPAL TAXES		95	367	18.04	37.70
16. OTHER TAXES, PERMITS AND FEES		2	21	0.89	0.05
SUBTOTAL D: TAXES AND INSURANCE COSTS		96	425	20.91	44.07
TOTAL OPERATING EXPENSES		96	964	47.46	100.00

A P P E N D I X I I

Rent Review Overview

Since the start of the Rent Review Program in 1976, the volume of applications received has steadily declined, from 271,614 in the initial year to 37,879 in 1978. Correspondingly, the number of hearings has also decreased from 9,412 in 1976 to 3,804 in 1978.

With the decrease in caseload, expenditures to operate the Program also decreased over the same period. In the 1976/77 fiscal year, the Program's expenditures were \$8.5 million, in comparison to a budgeted amount of \$13.9 million. For the 1978/79 fiscal year, the budget was established at \$5.2 million. As of December 31, 1978 (three quarters of the fiscal year) expenditures have totalled \$2.8 million.

Staffing complement in the Program peaked during mid-1976 when application volumes were at their highest. In terms of the Program itself, staff level peaked at 431 persons in June, 1976, while the staff of the Residential Premises Rent Review Board peaked in October, 1976 at 55 persons.

For the Program, actual staff as of December 31, 1978 was 173 persons, while the Board's complement stood at 11 persons.

The History of Residential
Rent Review in Ontario

1. July, 1975

Committment by the Government to establish a mechanism for the review and control of rent increases in residential rental accommodation.

2. December 18, 1975

Passage of the Residential Premises Rent Reiew Act, 1975, which created Rent Review Officers to review and rule on the justification of rent increases, and a Residential Premises Rent Review Board to hear appeals against the decisions of Rent Review Officers. A guideline limit on rent increases was set at 8%, and the Act was intended to expire July 31, 1977. The Ontario Rent Review Program was established under the Ministry of Housing to administer the Act.

3. January 16, 1976

Passage of the Residential Premises Rent Review Amendment Act, 1976 which amended certain Rent Review application deadlines and provided for a fixed period in which the order of a Rent Review Officer or the Residential Premises Rent Review Board was to remain in force.

4. February 2, 1976

Ontario Regulation 132/76 made by the Lieutenant Governor in Council transferred administration of the Act from the Ministry of Housing to the Ministry of Consumer and Commercial Relations.

5. February 9, 1976

The Rent Review Program opened 29 regional offices throughout Ontario to process applications for the review of rent increases in the general area where the premises concerned are located.

6. March 22, 1976

The Residential Premises Rent Review Board began operations.

7. March 23, 1976

Ontario Regulation 258/76 made by the Lieutenant Governor in Council established the guideline limit on rent increases under the Act for the final year of the Program (August 1, 1976 - July 31, 1977) at 8%.

8. May 21, 1976

Passage of the Residential Premises Rent Review Amendment Act, 1976, which provided for further classes of residential rental accommodation to be exempt from the Act, and to prevent multiple rent increases within a one-year period without justification.

9. December 16, 1976

The Government announced that because the Federal Government Anti-Inflation Program was continuing beyond July 31, 1977, when the Residential Premises Rent Review Act was set to expire, legislation would be introduced to continue the Act beyond that date.

10. March 29, 1977

The Speech from the Throne which opened the Fourth Session of the Thirtieth Parliament of Ontario announced that the Act would be extended to December 31, 1978, and also that the Government would develop policy options for the continuing protection of tenants.

11. April 29, 1977

Passage of the Residential Premises Rent Review Amendment Act, 1977, which provided for continuation of the Act, as well as other key amendments.

12. October 27, 1977

Ontario Regulation 790/77 made by the Lieutenant Governor in Council to establish the guideline limit on rent increases at 6% to coincide with the Federal Anti-Inflation Board wage guideline 6%.

13. February 10, 1978

Release of Policy Options for Continuing Tenant Protection, a "Green Paper" which outlined various legislative alternatives to present rent control and landlord/tenant legislation. General public were invited to comment on the Options Paper.

14. April 5, 1978

The Policy Options Paper was referred for study to the Legislature's Standing Committee on General Government. The committee held public meetings to solicit the views of landlords, tenants and other interested groups and individuals.

15. June 15, 1978

The Committee's report was tabled in the Legislature, and recommended the continuation of rent controls for a further two years, and the establishment of a single statute which incorporates elements of the Residential Premises Rent Review Act and The Landlord and Tenant Act. The Committee also proposed the establishment of a tribunal to administer this new legislation.

16. June 16, 1978

The Government announced that key recommendations of the Committee would be acted upon, with new residential tenancy legislation to be introduced in the Fall of 1978.

17. October 30, 1978

Introduction and first reading of Bill 163 - An Act to Reform the Law respecting Residential Tenancies (The Residential Tenancies Act).

18. December 12, 1978

Passage of Bill 202, The Residential Premises Rent Review Amendment Act, 1978, which extended the current legislation to June 30, 1978*.

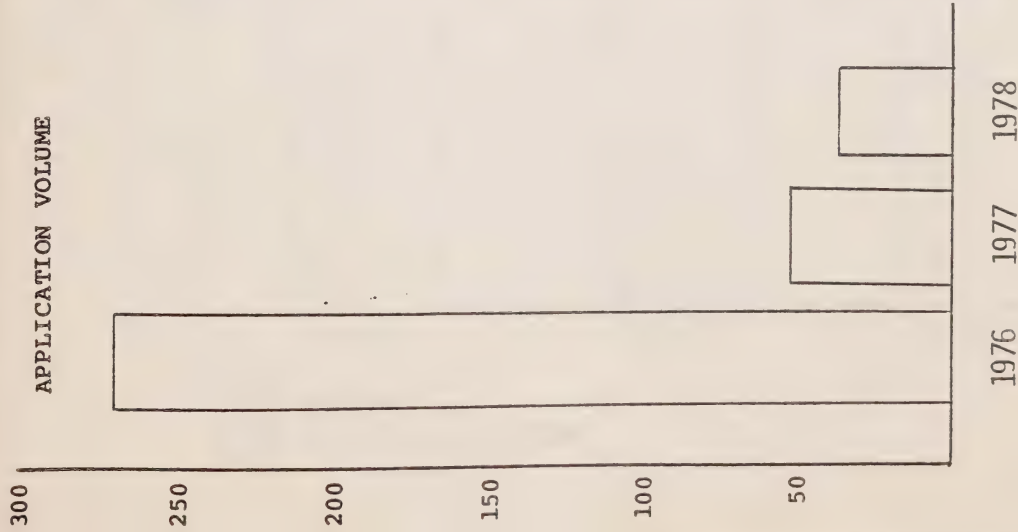
19. December 12, 1978

Second reading of Bill 163, and referral to committee.

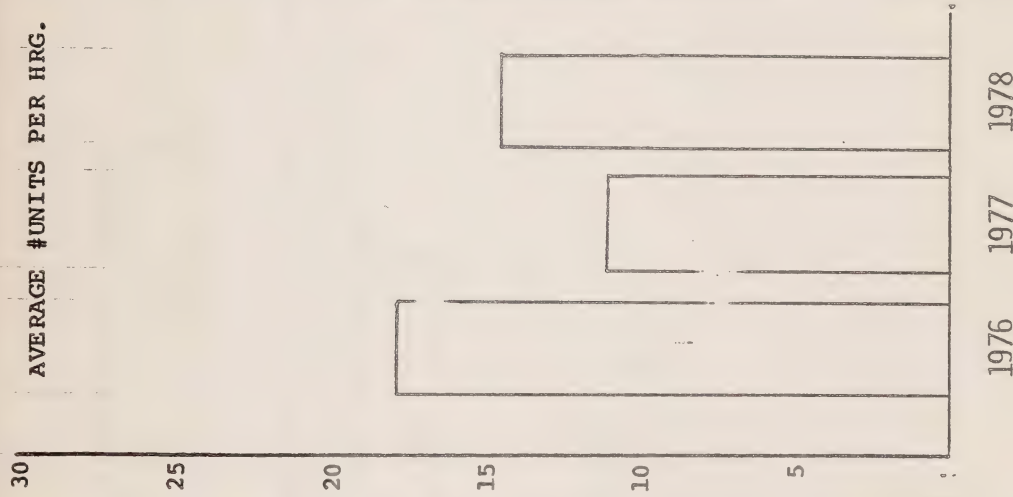
- * The Legislature has since passed Bill 20 which extended the current legislation further to September 30, 1979 as Bill 163 is still before committee.

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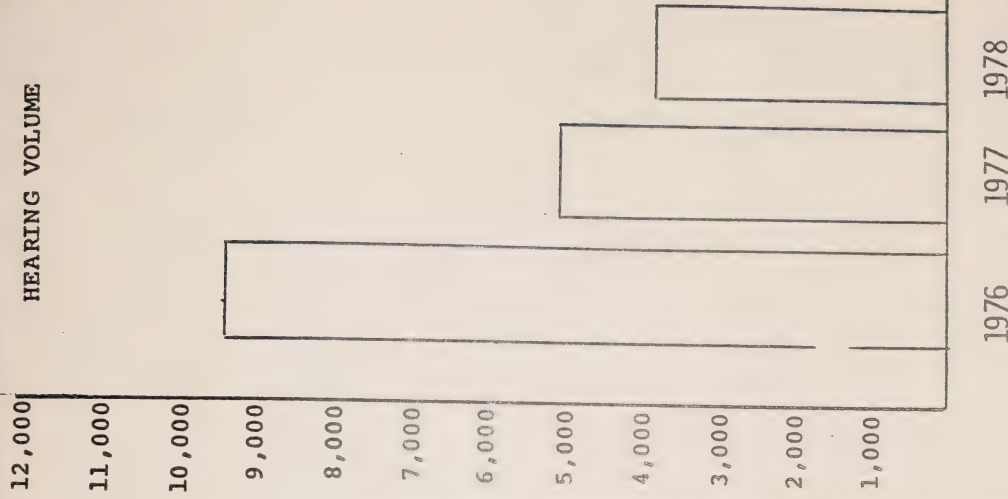
APPLICATION VOLUME



AVERAGE #UNITS PER HRG.

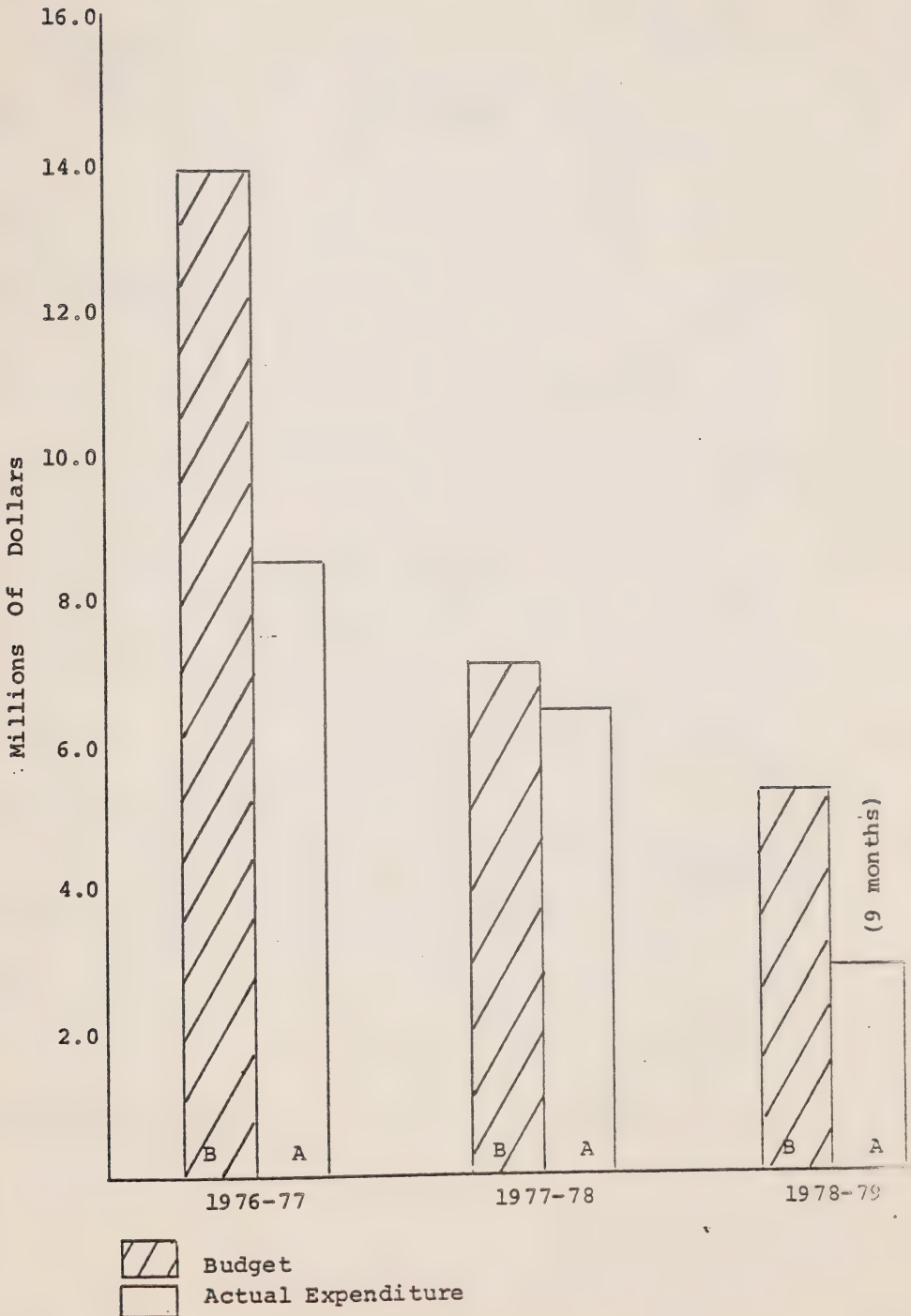


HEARING VOLUME

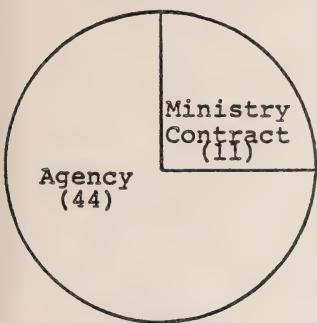


RENT REVIEW

BUDGET - EXPENDITURE

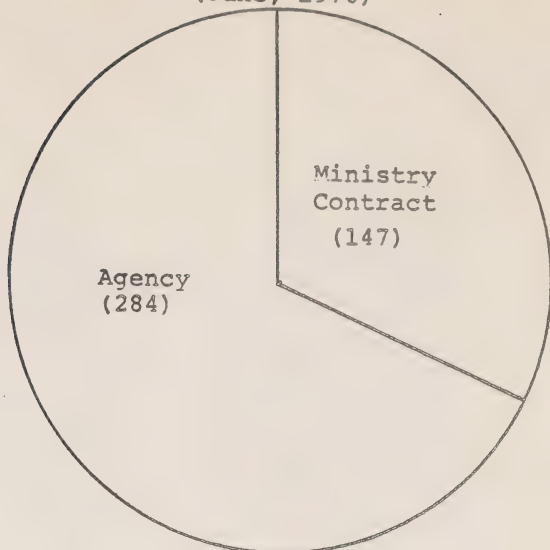


(October, 1976)



Residential Premises
Rent Review Board

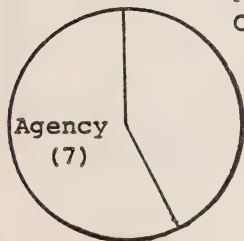
(June, 1976)



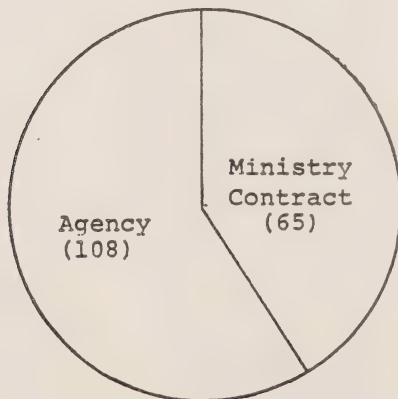
Rent Review
Program

RENT REVIEW STAFF AS OF DECEMBER 31, 1978

Ministry
Contract
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Residential Premises
Rent Review Board



Rent Review
Program

SUMMARY OF AVERAGE RESULTS OF HEARINGS

YEAR	NUMBER OF HEARINGS	NUMBER OF UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL	INCLUDING APPEALS	
							PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	7317	131455	19.66	240.75	12.56	224.93	12.60	225.01
1977	3541	39219	18.44	253.85	12.52	241.42	12.51	241.38
1978	2808	40949	15.76	252.33	9.71	240.77	9.69	240.68

SUMMARY OF AVERAGE RESULTS OF HEARINGS WITH SINGULAR YEAR TENANCY AGREEMENT

YEAR	NUMBER OF HEARINGS	NUMBER OF UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	6560	103893	18.54	230.51	11.87	215.36
1977	3208	35648	18.09	249.01	12.17	236.85
1978	2679	40225	15.66	251.35	9.61	239.86

PERCENTAGE DISTRIBUTION OF ORDERS BY RANGE OF INCREASES GRANTED (%)

RANGE OF INCREASE.		BY RANGE OF INCREASES GRANTED (%)									
		0-8 PERCENT	8-10 PERCENT	10-12 PERCENT	12-14 PERCENT	14-16 PERCENT	16-18 PERCENT	18-20 PERCENT	20-25 PERCENT	>25 PERCENT	
YEAR	NUMBER OF ORDERS	%	%	%	%	%	%	%	%	%	
1976	131455	14.2	20.0	21.6	16.1	11.1	7.2	3.8	3.3	2.7	
1977	39219	17.4	21.6	20.3	13.5	10.0	5.9	2.9	4.7	3.7	
1978	40949	43.7	22.9	15.1	5.8	3.9	3.1	2.1	2.2	1.2	

SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVED FINANCIAL LOSS

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS UNITS	NUMBER OF HEARINGS UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	2049	28.00	37896	28.80	20.53	240.13	15.62	228.91
1977	1217	34.40	18278	46.60	20.15	256.62	14.72	245.16
1978	1312	46.70	19866	48.50	17.52	256.96	11.53	244.89

SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVED CAPITAL EXPENDITURES

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS UNITS	NUMBER OF HEARINGS UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	3138	42.90	60004	45.70	20.30	241.93	12.93	225.25
1977	2219	62.70	23734	60.50	18.28	254.88	12.48	242.78
1978	1806	64.30	27498	67.10	15.79	249.06	9.66	237.69

SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVED INCREASED FINANCING PAYMENTS

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS UNITS	NUMBER OF HEARINGS UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	734	10.00	14495	11.00	21.25	239.74	13.55	228.39
1977	283	8.00	3113	7.90	20.92	262.07	14.30	249.85
1978	244	8.70	4593	11.20	14.60	250.33	10.87	242.55



Residential
Tenancy
Commission

77 Bloor St. West, 3rd Floor
Toronto, Ontario, M5S 1M2
(416) 964-7808

Government
Publications

June 27, 1980

The Honourable Frank Drea
Minister of Consumer &
Commercial Relations
9th Floor
555 Yonge Street
Toronto, Ontario

Dear Mr. Minister,

I am privileged to submit the final report of the Ontario Rent Review Program, dealing with the operations of the Program during the year 1979 and a summary of the Program since its commencement.

Yours respectfully,

P. C. Williams
Chairman





ONTARIO RENT REVIEW PROGRAM

REPORT TO THE MINISTER

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RENT REVIEW PROGRAM

Introduction

This report deals with the activities of the Ontario Rent Review Program for the calendar year 1979. The Program operating under The Residential Premises Rent Review Act handled applications for increases effective before December 1, 1979, after which time the provisions of Part XI of The Residential Tenancies Act took effect.

Also included is a section on the Residential Premises Rent Review Board which heard appeals from the orders of the Rent Review Officers. Its operations continued on into March, 1980.

Workload

From January to September 1979, 17,623 applications were received of which 92.6% were filed by landlords. The breakdown of application volumes by office may be found on page 7. This was a significant reduction from the corresponding 1977 and 1978 figures of 36,017 and 30,038 applications respectively, and may have been partly due to the uncertainties about the future of rent review.

A total of 2,101 hearings were held by Rent Review Officers with the following results:

<u>Outcome of Hearings</u>	<u>% of Total</u>
1. Orders setting maximum allowable increase	70.3
2. Nullification of rent increase ordered	7.4
3. Reduction of rent ordered due to discontinuance of services	4.7
4. Rebates ordered	0.3
5. Applications withdrawn during the hearing	1.6
6. Applications dismissed or ruled not to be under the jurisdiction of the Act	15.7
	<hr/> 100.00

As in previous years, landlords of large complexes (i.e. more than six units) were the main users of the rent review system. In 1979, they accounted for more than 55% of all hearings held and over 80% of all units reviewed (see Tables 1 and 2).

As in the past, rent review continued to be used in 1979 most often by landlords who cited extenuating cost circumstances, in addition to basic operating cost increases, to justify increased rents. This is especially true of the financial loss factor which has been found in an increasingly large percentage of cases since 1976 (see Table 9). In 1979 it was a contributing factor in about 60% of hearings held and units reviewed as opposed to about 48% in 1978.

Capital expenditures was another factor cited as a major reason for requested increases (see Table 10). In 1979, landlords claimed capital expenditures in 68% of

hearings and 69% of units applied for, increasing from 63% of hearings and 61% of units in 1977. This trend is encouraging as it suggests that the rent review system does not prevent landlords from maintaining and improving their buildings and recovering the associated costs.

Administration

The substantial reduction in the number of applications received and in the number of hearings held required a continuing monitoring of staff levels. In 1978, the activities of nine offices were merged with those of the neighbouring offices. While no additional offices were closed in 1979, overall staff reductions of almost 20% were made. The total number of staff in October 1979 was 141 compared with 175 in January 1979. No curtailment of services resulted from these cutbacks.

In November, 1979, clerical staff previously hired through Office Overload under the Rent Review Program were made employees of the Residential Tenancy Commission as were contract employees of the Ministry of Consumer and Commercial Relations previously employed by the Program.

Rent Increase Results

The 1979 average rent increase granted for all types of units rose for the first time since the inception of rent review (see Tables 14 and 15). An analysis of the 18,370 orders resulting from applications for rent increases shows that landlords had requested average increases of 17.39%

which, if granted, would have meant an average monthly rent of \$248.03. Rent Review Officers granted average increases of 11.19% which meant an average maximum monthly rent allowed of \$236.97. This increase from the 1978 levels of 15.76% and 9.71%, respectively, in addition to the reduction of applications by 43%, indicates that for the most part, those landlords who had extenuating cost circumstances and who required substantial increases opted to use the rent review system.

Impact of Extenuating Cost Factors

An analysis of costs allowed indicates that the financial loss factor when present had the greatest impact on the average increase granted. However, since this component was a factor in less than 60% of the hearings held, it had a lesser impact on all cases than did increased operating costs which, although contributing less, was present in 94% of the cases heard.

		Portion of Average Total Increase Attributable To:			Impact of Relevant Factor on all Cases (%)
		Average Total Increase (%)	Relevant Factor (%)	Other Factor (%)	
1.	Financial Loss	12.66	6.18	6.48	3.84
2.	Capital Expenditures	11.41	1.42	9.99	0.98
3.	Increased Financing Payments	9.83	2.23	7.60	0.22
4.	Increased Operating Costs	10.75	5.44	5.31	5.20

RESIDENTIAL PREMISES RENT REVIEW BOARD

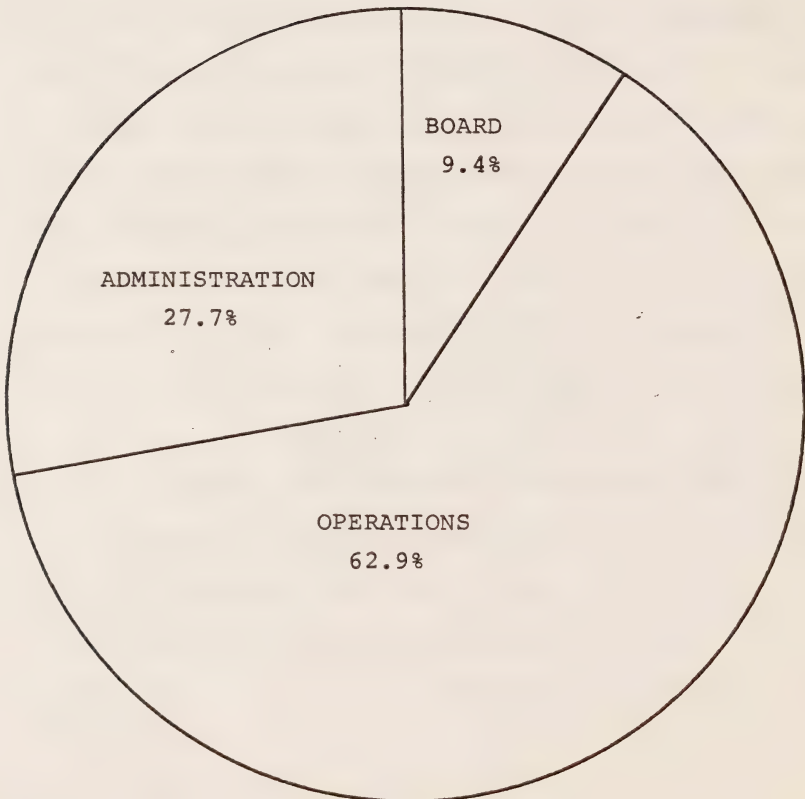
The Residential Premises Rent Review Board was constituted in 1976 to offer a means by which parties might appeal an order of the Ontario Rent Review Program. It performed this function by having a completely new hearing before a panel of two Board members, thereby permitting the presentation of new evidence and a second look at the facts previously submitted to the Program.

During 1979, the Board maintained its office in Toronto and continued to hold hearings throughout the province, primarily in civic buildings. The workload was lighter than in previous years as the Board was in a period of phasing out. Of a total of 4,856 orders issued from January 1, 1979 to March 31, 1980 (the termination of Board activities), 30% increased, 22% decreased, and 33% affirmed the R.R.O's decisions. 15% of the orders involved invalid and withdrawn applications.

During 1979, the Board consisted of 47 members. Of these, 21 were active members available when required on a part-time basis to conduct hearings in panels of two. A further 26 were on an inactive list awaiting recall had the workload increased.

RELATIVE EXPENDITURES BY PROGRAM AREAS

<u>ACTIVITY</u>	<u>\$</u>
RENT REVIEW BOARD	254,516
RENT REVIEW PROGRAM - OPERATIONS	1,700,002
RENT REVIEW PROGRAM - ADMINISTRATION	748,317
TOTAL PROGRAM	<u><u>2,702,835</u></u>



RENT REVIEW PROGRAM

APPLICATION VOLUME FOR 1979

<u>OFFICE</u>	<u>RENT REVIEW OFFICERS</u>	<u>TOTAL APPLICATIONS</u>	<u>LANDLORD APPLICATIONS</u>	<u>TENANT APPLICATIONS</u>	<u>HEARINGS HELD</u>
	number	number	number	number	number
Toronto	4	2,162	1,822	340	363
Etobicoke	2	1,162	1,108	54	160
North York	2	3,388	3,189	199	213
East York	2	526	517	9	67
Scarborough	2	2,003	1,950	53	157
Windsor	1	675	625	50	51
London	1	326	289	37	69
Qwen Sound	1	108	104	4	10
Kitchener	0	235	208	27	74
Hamilton	1	833	786	47	109
St.Catharines	1	989	920	69	109
Mississauga	2	609	602	7	85
Barrie	1	174	142	32	31
Peterborough	1	196	190	6	40
Kingston	1	621	601	20	58
Ottawa	4	2,022	1,939	83	243
North Bay	0	219	206	13	40
Sudbury	1	183	123	60	53
Timmins	1	546	365	181	127
Thunder Bay	0	646	636	10	42
Total	28	17,623	16,322	1,301	2,101

A P P E N D I X I

STATISTICS

As in the past, Rent Review program statistics have been prepared according to calendar years.

The following 12 tables represent results from Rent Review cases throughout Ontario arising from hearings held under The Residential Premises Rent Review Act during 1979. This statute was in effect for all increases effective before December 1, 1979.

Except where indicated, figures are averages only, without regard to size or type of rental units.

AVERAGE RESULTS OF HEARINGS

This table shows the overall result of all rental determination hearings held in 1979. A rental determination hearing results from a landlord's application to increase the rent more than 6% above the previously legally charged rent.

The results represented here are averages only, without regard to size or type of rental unit or building and may reflect a mix of cases where the cost circumstances involved in determining the justified increases concern one or more years of operation by the landlord (referred to as one year or multi-year leases).

The first column represents the number of hearings involved in this analysis, while the second indicates the number of units or residential premises concerned.

The third column shows the average increase in rent requested by the landlord, expressed as a percentage of the previous rent, while the fourth displays the average monthly rent proposed by the landlords.

The fifth column shows the average percentage increase allowed by the Rent Review Officers, while the sixth converts this into the resulting maximum average monthly rent which the landlords were allowed to charge.

The final two columns adjust the average percentage increase granted and the average monthly rent allowed to include the decisions of the Residential Premises Rent Review Board. Despite the fact that the majority of Board decisions amended the decision of a Rent Review Officer, the overall effect remained minimal.

TABLE 1

AVERAGE RESULTS OF HEARING

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED	INCLUDING APPEALS	
							% GRANTED	\$ GRANTED
TORONTO	208	1853	20.29	298.80	11.99	278.23	11.74	277.79
ETOBICOKE	129	1281	15.20	274.94	10.89	265.20	10.78	264.96
N. YORK	155	3549	15.16	287.58	10.94	277.15	10.90	277.05
E. YORK	57	793	14.48	297.43	8.60	281.88	9.51	284.09
SCARBOROUGH	115	2712	13.52	250.76	9.51	242.64	8.98	241.31
WINDSOR	41	922	28.12	169.81	13.56	156.55	14.08	156.88
LONDON	33	272	36.54	151.39	9.00	131.31	9.04	131.33
OWEN SOUND	5	57	21.48	80.91	19.07	78.38	19.07	78.38
KITCHENER	52	258	15.34	200.01	11.50	194.37	11.32	194.05
HAMILTON	71	784	17.21	231.27	12.88	224.01	12.92	224.08
ST. CATHARINES	90	932	15.99	232.36	11.37	223.71	11.42	223.83
MISSISSAUGA	78	740	12.02	252.48	8.44	245.08	8.93	246.39
BARRIE	27	161	26.62	157.08	16.72	148.73	16.72	148.73
PETERBOROUGH	27	319	24.69	201.24	15.16	187.97	15.39	188.17
KINGSTON	38	499	13.32	144.67	11.26	141.69	11.32	141.78
OTTAWA	153	1995	18.03	239.61	9.88	226.55	10.71	227.08
NORTH BAY	25	176	15.47	203.42	9.37	194.76	9.37	194.76
SUDBURY	32	130	27.80	162.94	18.63	153.77	18.51	153.67
TIMMINS	52	337	33.39	132.14	23.97	125.63	26.07	125.77
THUNDER BAY	40	601	16.22	223.50	10.64	215.73	10.67	215.85
PROVINCE	1428	18370	17.39	248.03	11.19	236.97	11.26	236.93

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TABLE 2

AVERAGE RESULTS OF HEARINGS
MOBILE HOME SITES

This table is a component of Table 1, and includes only those decisions concerning rent increases on mobile home sites.

Mobile home sites generally rent for a fraction of the rent charged for structural residential rental units. For this reason, those offices which handle a significant number of mobile home sites could have results which give the impression that lower than average rent levels were awarded by that office.

TABLE 2 MOBILE HOME SITES RESULTS

OFFICE -----	# OF HEARINGS -----	# OF UNITS -----	% REQUESTED -----	\$ REQUESTED -----	% GRANTED -----	\$ GRANTED -----
TORONTO						
ETOBICOKE						
N. YORK						
E. YORK						
SCARBOROUGH						
WINDSOR	3	1020	38.75	100.94	16.73	85.72
LONDON	3	266	52.17	79.55	6.33	55.39
OWEN SOUND	2	108	20.49	74.11	18.94	73.34
KITCHENER						
HAMILTON	1	22	12.50	90.00	10.00	88.00
ST. CATHARINES	1	28	17.30	80.00	14.41	78.02
MISSISSAUGA						
BARRIE	2	172	34.35	88.58	20.93	82.35
PETERBOROUGH						
KINGSTON	1	239	10.30	55.59	10.30	55.57
OTTAWA	5	1032	22.71	86.44	9.98	80.85
NORTH BAY	1	22	41.97	65.00	13.38	51.91
SUDBURY	4	99	40.40	82.00	23.74	71.73
TIMMINS	3	130	35.89	75.27	15.33	63.87
THUNDER BAY	4	158	21.19	103.92	9.76	93.61
PROVINCE	30	3296	30.68	88.56	13.34	77.80

TABLE 3

AVERAGE RESULTS OF HEARINGS FOR
ONE-YEAR LEASES

This table is a further component of Table 1, but shows results only for those units in which the justification for rent increases concerned a pass-through of cost increases over a one-year period.

Hearings in this category represented 93.2% of all rental determination hearings and 98.3% of all units. Since the basis of the Rent Review determination process is the cost pass-through principle, whereby rents may increase to cover increased costs, this table is felt to be the most useful measure of Program results.

TABLE 3

AVERAGE RESULTS OF HEARINGS FOR ONE YEAR LEASES

OFFICE -----	# OF HEARINGS -----	# OF UNITS -----	% REQUESTED -----	\$ REQUESTED -----	% GRANTED -----	\$ GRANTED -----
TORONTO	192	1798	19.80	291.96	11.59	272.33
ETOBICOKE	126	1241	14.86	276.16	10.72	266.57
N. YORK	155	3549	15.16	287.58	10.94	277.15
E. YORK	53	779	14.08	295.19	8.49	281.08
SCARBOROUGH	112	2704	13.51	250.83	9.49	242.69
WINDSOR	41	922	28.12	169.81	13.56	156.55
LONDON	32	264	36.89	154.47	8.90	133.93
OWEN SOUND	3	55	21.03	75.49	18.96	73.51
KITCHENER	48	248	14.40	199.85	11.24	194.94
HAMILTON	69	779	17.14	230.25	12.80	222.98
ST. CATHARINES	89	925	15.84	232.08	11.30	223.57
MISSISSAUGA	74	694	12.23	251.53	8.45	243.75
BARRIE	25	158	26.81	157.15	16.73	148.65
PETERBOROUGH	27	319	24.69	201.24	15.16	187.97
KINGSTON	38	499	13.32	144.67	11.26	141.69
OTTAWA	142	1984	17.96	239.32	9.83	226.30
NORTH BAY	18	164	14.65	202.52	8.74	194.21
SUDBURY	31	129	27.96	162.95	18.71	153.71
TIMMINS	38	277	32.71	138.99	27.65	133.77
THUNDER BAY	33	563	15.42	228.63	9.73	220.76
PROVINCE	1346	18051	17.19	247.83	11.07	236.95

TABLE 4

AVERAGE RESULTS OF HEARINGS FOR
MULTI-YEAR LEASES

This table is the reverse of Table 3 in that it covers only those units where the justification for the rent increases concerned the pass-through of cost increases over a period of more than one year.

The table presents results for 98 hearings representing 319 units, a relatively small fraction of the total workload.

Cost increases over a period of more than one year are considered where the rent had remained constant during the equivalent preceding period, usually due to the existence of a multi-year, fixed rent lease.

TABLE 4 AVERAGE RESULTS OF HEARINGS FOR MULTIYEAR LEASES

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	17	55	36.35	522.65	24.94	471.14
ETOBICOKE	6	40	25.88	236.97	16.06	222.69
N. YORK	5	13	38.37	431.71	15.38	329.45
E. YORK	5	8	16.42	226.04	16.41	226.01
SCARBOROUGH						
WINDSOR	1	8	25.00	50.00	12.50	45.00
LONDON	2	2	33.95	230.00	21.89	212.50
OWEN SOUND						
KITCHENER	5	10	38.69	204.00	17.93	180.20
HAMILTON	2	5	28.35	390.00	25.93	384.20
ST. CATHARINES	3	7	34.97	270.14	20.44	241.72
MISSISSAUGA	6	46	8.81	266.78	8.18	265.15
BARRIE	2	3	16.63	153.33	16.20	152.64
PETERBOROUGH						
KINGSTON						
OTTAWA	11	11	30.50	292.32	19.45	270.09
NORTH BAY	8	12	26.79	215.73	17.95	202.25
SUDBURY	1	1	8.00	162.00	8.00	162.00
TIMMINS	16	60	36.54	100.53	18.18	88.05
THUNDER BAY	8	38	28.09	147.41	24.00	141.17
PROVINCE	98	319	28.48	259.30	18.20	238.16

TABLE 5 DISTRIBUTION OF HEARINGS BY TYPE OF BUILDINGS

OFFICE	#SF	#DU	#TRI	#FS	#NE	#E	#RH	#T	#M	TOTAL
TORONTO	9	19	12	25	61	77	2	3		208
ETOBICOKE	5	5	6	23	32	58				129
N. YORK	6	1	1	2	119	119		14		155
E. YORK	1	1		3	3	50				57
SCARBOROUGH	8	4		1	12	83		7		115
WINDSOR	7	7	3	8	10			3	3	41
LONDON	3	6	3	8	7	2		2	3	33
OWEN SOUND	1	2							2	5
KITCHENER	8	10	5	10	12	2		5		52
HAMILTON	8	10	4	2	16	25		5	1	71
ST. CATHARINES	2	7	2	9	33	34		2	1	90
MISSISSAUGA	5	1	2	2	14	54				78
BARRIE	6		2	11	2	4			2	27
PETERBOROUGH	2	5	3	4	3	8		2		27
KINGSTON	8	3	4	5	14	3		2	1	38
OTTAWA	26	35	22	24	24	15		2	5	153
NORTH BAY	3	8	4	5	2	1		1	1	25
SUDEBURY	4	10	3	6	4			1	4	32
TIMMINS	12	16	11	6	1	2	1			52
THUNDER BAY	8	6	2	10	9	1		1	3	40
PROVINCE	131	156	89	164	271	538	3	50	30	1428
SF	Single family dwelling									
DU	Duplex									
TRI	Triplex									
FS	Four to six units inclusive									
NE	Over six units but fewer than four floors (i.e. non-elevator)									
E	Over six units with four or more floors (i.e. elevator)									
RH	Rooming House									
T	Townhouse									
M	Mobile home site									

If there were more than one type of building within a single rental complex, a hearing could have been counted more than once.

TABLE 6 DISTRIBUTION OF UNITS BY TYPE OF BUILDING

OFFICE -----	#SF ---	#DU ---	#TRI ---	#FS ---	#NE ---	#E --	#RH ---	#T --	#M --	TOTAL ----
TORONTO	9	25	20	83	522	1183	3	8		1853
ETOBICOKE	5	7	9	91	257	912				1281
N. YORK	55	1	1	5	113	3285		89		3549
E. YORK		2		14	54	722				792
SCARBOROUGH	8	6		5	143	2409		141		2712
WINDSOR	7	11	5	39	283			67	510	922
LONDON	3	8	6	17	81	21		3	133	272
OWEN SOUND	1	2							54	57
KITCHENER	8	11	8	47	145	2		37		258
HAMILTON	8	15	5	3	75	537		130	11	784
ST. CATHARINES	2	9	8	34	276	587		2	14	932
MISSISSAUGA	5	1	4	7	110	613				740
BARRIE	6		2	40	22	5			86	161
PETERBOROUGH	2	5	3	13	19	143		134		319
KINGSTON	8	5	6	14	144	7		76	239	499
OTTAWA	31	40	35	70	543	752		8	516	1995
NORTH BAY	3	10	6	11	35	12		88	11	176
SUDBURY	4	14	3	18	32			9	50	130
TIMMINS	12	141	20	14	9	73	3		65	337
THUNDER BAY	8	10	5	47	317	85		24	105	601
PROVINCE	185	323	146	572	3180	11348	6	816	1794	18370

See Legend on Table 5

TABLE 7

DISTRIBUTION OF PERCENTAGE REQUESTED
AND GRANTED BY BUILDING TYPE

This table shows the average increase requested and granted during 1979, in percentage terms, according to building type.

The table indicates that the average increase granted tends to increase as the size of the rental building decreases. For buildings of six units or less, the lowest average increase granted was 15.3% (four to sixplex). While for projects of more than six units, the highest average increase granted was 13.6% (townhouses).

TABLE 7
DISTRIBUTION OF PERCENT REQUESTED AND
PERCENT GRANTED BY BUILDING TYPE

OFFICE	SG FAM		DUPLEX		TRIPLEX		F TO S		NON EL		ELEV		RM HSE		TOWNHS		MH STE		TOTAL
	%R	%GR	%R	%GR	%R	%GR	%R	%GR	%R	%GR	%R	%GR	%R	%GR	%R	%GR	%R	%GR	
TORONTO	26.4	16.8	31.2	23.7	35.9	15.3	31.9	18.6	20.2	12.8	19.0	10.8	31.1	12.3	15.0	9.8			20.3 12.0
ETOBICOKE	60.3	29.1	16.6	9.6	20.1	10.4	23.3	14.1	19.4	11.7	12.9	10.3							15.2 10.9
N. YORK	12.7	9.7	55.5	26.2	40.0	7.2	28.9	14.8	15.3	10.1	15.3	11.0			10.5	8.9			15.2 10.9
E. YORK			6.0	6.0			23.0	13.8	22.6	14.3	13.7	8.1							14.5 8.6
SCARBOROUGH	35.3	23.5	19.8	18.8			11.9	11.1	15.4	8.4	13.3	9.4			13.9	11.7			13.5 9.5
WINDSOR	32.1	21.4	73.8	56.7	24.5	10.4	13.5	10.6	13.7	7.5									28.1 13.6
LONDON	40.6	24.9	35.4	15.1	29.0	14.0	31.1	12.9	18.0	11.1	18.9	9.3			12.2	4.8	52.2	6.3	36.5 9.0
OWEN SOUND	30.0	30.0	43.9	17.1											20.5	18.9	21.5	19.1	
KITCHENER	16.7	11.5	41.1	28.3	21.8	14.6	20.7	15.2	11.8	10.1	10.1	6.7			13.2	6.7			15.3 11.5
HAMILTON	40.1	13.9	28.2	24.8	69.3	28.1	43.7	14.2	12.1	7.8	12.5	10.1			34.8	25.3	12.5	10.0	17.2 12.9
ST. CATHARINES	14.1	11.1	37.1	17.1	15.6	15.6	20.9	17.0	17.3	12.8	14.8	10.1			9.8	9.8	17.3	14.4	16.0 11.4
MISSISSAUGA	15.6	10.8	50.0	31.0	26.8	14.7	23.0	11.9	16.3	7.4	10.9	8.5							12.0 8.4
BARRIE	67.6	44.7		9.6	8.5	12.2	9.2	16.0	9.3	13.5	6.9						34.4	20.9	26.6 16.7
PETERBOROUGH	29.4	27.5	91.9	41.1	42.1	10.7	18.3	10.0	9.1	9.1	19.3	12.3			30.4	18.6			24.7 15.2
KINGSTON	13.9	12.5	49.1	31.2	62.3	14.4	40.2	24.0	12.8	10.1	16.2	13.2			12.3	12.3	10.3	10.3	13.3 11.3
OTTAWA	22.0	16.4	33.3	21.0	29.5	19.7	30.7	20.0	18.8	9.4	11.5	7.9			23.7	14.3	22.7	10.0	18.0 9.9
NORTH BAY	28.3	24.0	20.0	14.9	17.3	13.4	26.4	13.1	13.5	8.4	15.2	13.4			10.5	6.8	42.0	13.4	15.5 9.4
SUDBURY	26.1	23.4	16.5	13.1	32.0	18.3	23.7	16.1	18.1	17.2					14.1	4.5	41.0	24.2	27.4 18.6
TIMMINS	33.5	18.2	44.6	42.9	32.6	21.1	32.1	17.9	15.3	7.8	9.8	9.8	94.1	11.5			35.9	15.3	33.4 26.0
THUNDER BAY	23.8	19.5	29.9	24.4	67.4	46.5	25.5	13.6	13.7	9.4	9.5	7.8			12.4	11.0	21.7	11.4	16.2 10.6
PROVINCE	24.3	16.3	38.9	31.8	32.4	17.8	24.7	15.3	16.8	10.4	14.3	10.0	62.6	11.9	18.7	13.6	29.2	13.2	17.4 11.2

TABLE 8

RANGE OF PERCENTAGE GRANTED BY UNITS

This table shows the range of rent increases granted in 1979, in percentage terms, and the number of rental units represented in each range.

This table includes all rental determination hearings in 1979, i.e. single year and multi-year cost pass-through.

TABLE 8 RANGE OF PERCENT GRANTED FOR ALL BUILDINGS BY UNITS

OFFICE	<=6%	6-8%	8-10%	10-12%	12-14%	14-16%	16-18%	18-20%	20-25%	>25%	TOTAL
TORONTO	163	426	290	296	205	119	74	65	154	61	1853
ETOBICOKE	134	251	297	165	240	124	6	1	20	43	1281
N. YORK	182	546	1484	293	293	185	68	490	25	9	3549
E. YORK	159	100	344	108	36	32		12		1	792
SCARBOROUGH	117	459	1434	471	209			2	15	5	2712
WINDSOR	340	2	194	88	29	12	2	18	1	236	922
LONDON	147	20	47	11	18	4	2		4	19	272
OWEN SOUND				20	1				35	1	57
KITCHENER	23	68	47	45	16						
HAMILTON	77	233	120	59	20	21	22	1	5	10	258
ST. CATHARINES	9	184	261	160	151	53	28	33	11	104	784
MISSISSAUGA	111	198	288	44	93	1	3	1		1	740
BARRIE	7	17	27	76	6	1			1	26	161
PETERBOROUGH	4	16	39	66	15	30	10	133	1	5	319
KINGSTON	9	10	116	261	66	7	5	8	4	13	499
OTTAWA	294	752	338	232	60	113	23	12	36	135	1995
NORTH BAY	1	115	16	13	14	6	3	3	3	2	176
SUDBURY	9	4	20	15		4		18	13	47	130
TIMMINS	7	13	82	31	4	4	50	3	8	135	337
THUNDER BAY	54	202	159	58	56	4	4	20	32	12	601
PROVINCE	1847	3616	5603	2486	1532	721	428	851	415	871	18370

TABLES 9, 10, 11, 12

AVERAGE RESULTS OF HEARINGS WHICH INVOLVED
FINANCIAL LOSS, CAPITAL EXPENDITURES,
INCREASED FINANCING PAYMENTS AND
INCREASED OPERATING COSTS

In determining the amount of rent increase which can be justified, a Rent Review Officer may consider other factors in addition to year-to-year increases in annual operating costs.

These other factors are capital expenditures, increased financing payments, and financial loss.

Tables 9, 10 and 11 reflect results from those cases in which these factors formed the basis for an approved rent increase in addition to any other cost factors. Table 12 reflects results of cases where operating cost increases were cited in addition to any other factor.

TABLE 9 RESULTS OF HEARINGS WHICH INVOLVED FINANCIAL LOSS

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	131	1214	21.97	297.37	13.45	276.13
ETOBICOKE	82	964	15.22	271.67	11.81	264.13
N. YORK	96	2541	15.94	304.27	12.03	294.01
E. YORK	26	443	16.73	297.45	8.81	277.82
SCARBOROUGH	61	1240	14.53	257.97	10.25	249.38
WINDSOR	28	624	27.90	203.15	17.00	190.91
LONDON	20	122	19.90	222.01	11.40	207.11
OWEN SOUND	3	22	18.00	118.64	12.84	113.68
KITCHENER	36	189	16.52	209.83	12.90	205.12
HAMILTON	39	376	15.10	248.01	13.34	244.77
St. CATHARINES	63	661	16.70	232.54	12.64	224.85
MISSISSAUGA	42	377	10.53	259.11	9.05	255.69
BARRIE	12	63	44.56	183.23	23.42	166.26
PETERBOROUGH	20	307	25.00	202.28	15.41	189.02
KINGSTON	29	439	12.69	133.88	11.31	131.38
OTTAWA	99	1352	19.46	280.93	11.01	265.21
NORTH BAY	11	28	22.93	220.18	16.14	209.99
SUDBURY	18	101	31.60	146.49	21.19	137.93
TIMMINS	20	290	34.03	123.83	28.30	120.17
THUNDER BAY	13	71	33.68	231.84	19.04	209.45
PROVINCE	849	11424	18.36	260.33	12.66	249.14

TABLE 10 RESULTS OF HEARINGS WHICH INVOLVED CAPITAL EXPENDITURES

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	130	1238	21.36	291.07	11.44	267.25
ETOBICOKE	83	799	17.20	262.43	11.28	249.65
N. YORK	109	3049	15.34	284.52	11.05	274.09
E. YORK	39	539	14.50	298.32	9.50	284.58
SCARBOROUGH	88	2085	13.65	245.42	9.80	238.03
WINDSOR	26	492	32.95	122.39	18.80	110.65
LONDON	25	255	37.45	149.09	8.65	128.57
OWEN SOUND	3	55	20.81	76.40	18.84	74.31
KITCHENER	36	179	13.16	200.83	10.48	196.24
HAMILTON	38	335	14.82	249.26	13.11	246.43
ST. CATHARINES	61	568	15.36	225.78	10.50	216.74
MISSISSAUGA	69	648	11.92	249.64	8.42	242.63
BARRIE	19	114	15.06	147.35	12.02	143.60
PETERBOROUGH	16	264	26.89	199.07	16.27	184.38
KINGSTON	25	114	19.54	236.15	13.44	228.46
OTTAWA	86	882	14.38	202.13	9.08	191.87
NORTH BAY	22	85	20.65	214.35	11.96	203.33
SUDBURY	27	120	27.76	160.33	18.61	151.69
TIMMINS	42	321	32.75	130.34	26.25	124.71
THUNDER BAY	31	554	15.74	227.67	9.74	219.35
PROVINCE	975	12696	17.48	244.32	11.41	233.33

TABLE 11 RESULTS OF HEARINGS WHICH INVOLVED INCREASED FINANCING PAYMENTS

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	30	219	20.81	352.96	11.64	326.65
ETOBICOKE	5	115	11.58	232.48	10.14	229.50
N. YORK	11	166	13.98	303.83	10.40	294.66
E. YORK	12	239	13.61	296.13	6.44	278.02
SCARBOROUGH	15	374	12.57	285.92	8.90	276.91
WINDSOR						
LONDON	5	12	19.48	277.33	10.42	250.76
OWEN SOUND						
KITCHENER	1	3	19.49	216.67	16.91	212.00
HAMILTON	7	39	11.94	274.74	11.19	273.47
ST. CATHARINES	26	314	16.17	224.85	10.82	215.03
MISSISSAUGA	14	180	10.09	265.22	8.37	261.82
BARRIE	3	9	13.87	280.78	10.73	272.99
PETERBOROUGH	2	16	20.05	290.94	12.09	271.49
KINGSTON	5	55	14.60	224.91	11.25	222.26
OTTAWA	15	28	27.20	306.17	21.59	293.99
NORTH BAY	2	5	19.69	215.00	13.64	204.60
SUDBURY						
TIRHINS	1	2	19.92	162.50	19.92	162.49
THUNDER BAY	3	44	20.67	115.45	10.03	106.27
PROVINCE	157	1820	14.77	274.72	9.83	263.24

TABLE 12 RESULTS OF HEARINGS WHICH INVOLVED INCREASED OPERATING COSTS

OFFICE	# OF HEARINGS	# OF UNITS	% REQUESTED	\$ REQUESTED	% GRANTED	\$ GRANTED
TORONTO	188	1728	18.98	297.69	11.52	278.87
ETOBICOKE	128	1277	15.20	274.94	10.90	265.24
N. YORK	151	3521	15.07	287.80	10.90	277.45
E. YORK	57	792	14.48	287.43	8.60	281.88
SCARBOROUGH	114	2711	13.52	250.67	9.51	242.56
WINDSOR	40	920	28.13	169.64	13.54	156.35
LONDON	29	249	38.55	143.89	9.11	123.15
OWEN SOUND	5	57	21.48	80.91	19.07	78.38
KITCHENER	51	257	15.31	199.54	11.45	193.88
HAMILTON	69	782	17.13	231.24	12.82	224.00
ST. CATHARINES	88	916	15.60	232.62	11.21	224.30
MISSISSAUGA	78	740	12.02	252.48	8.44	245.08
BARRIE	26	160	26.75	156.43	16.78	148.03
PETERBOROUGH	25	314	24.35	201.71	15.01	188.47
KINGSTON	36	259	16.10	226.76	12.14	221.03
OTTAWA	113	1773	14.75	243.71	8.39	232.32
NORTH BAY	25	176	15.47	203.42	9.37	194.76
SUDBURY	32	130	27.80	162.94	18.63	153.77
TIMMINS	49	212	25.35	170.41	13.72	160.28
THUNDER BAY	40	601	16.22	223.50	10.64	215.73
PROVINCE	1344	17575	16.75	252.01	10.75	241.20

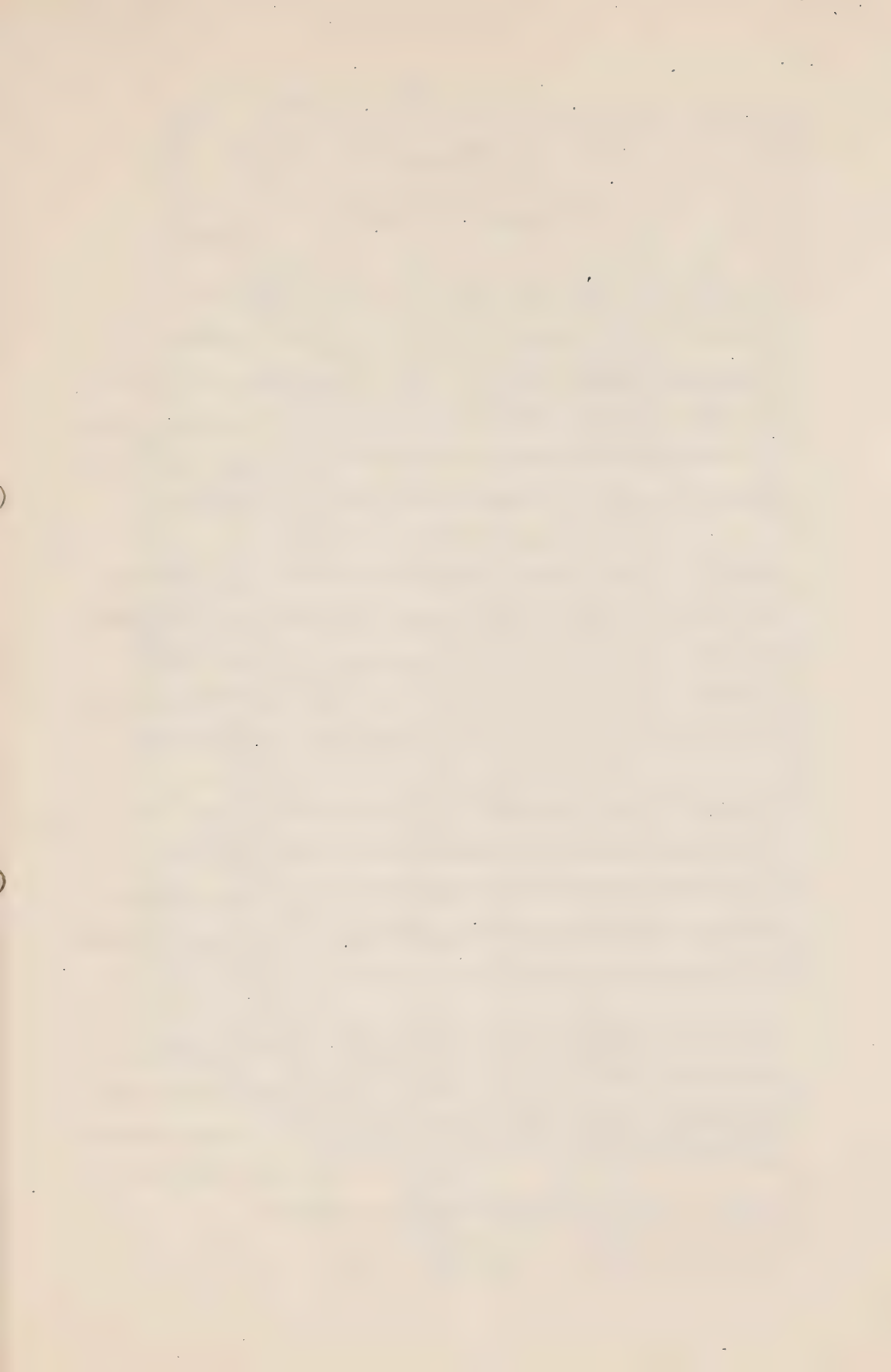


TABLE 13

INQUIRY STATISTICS

In early 1978 the Program established a system for identifying the nature of public inquiries received at local Rent Review offices. It was designed not only for on-going program evaluation purposes, but also as a means of identifying the areas of public concern for consideration during the development of new legislation.

Because of the frequent inter-relationship of landlord and tenant concerns, the system identified not only rent increase (Rent Review) inquiries, but also non-rent increase (Landlord and Tenant Act) inquiries, even though the latter was not within the Program's jurisdiction.

Results for 1979 (January 1 to November 31) show that 102,852 separate inquiries were received. Of these, 47% concerned Rent Review subjects only, 41% concerned Landlord and Tenant Act subjects only, and 12% encompassed both laws.

In terms of subject matter within each category, Rent Review subjects were involved 119,246 times and Landlord and Tenant Act subjects 65,925 times, for a total subject load of 185,171. This illustrates that many singular inquiries touched upon a number of subjects.

TABLES 14 to 22

Four Year Comparison of Results

The following nine tables compare many of the overall results found in the preceding pages over four years.

SUMMARY OF AVERAGE RESULTS OF HEARINGS

TABLE 14

YEAR	NUMBER OF HEARINGS	NUMBER OF UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL	INCLUDING APPEALS	
							PERCENT INCREASE GRANTED	PERCENT INCREASE GRANTED
1976	7317	131455	19.66	240.75	12.56	224.93	12.60	225.01
1977	3541	39219	18.44	253.85	12.52	241.42	12.51	241.38
1978	2808	40949	15.76	252.33	9.71	240.77	9.69	240.68
1979	1428	18370	17.39	248.03	11.19	236.97	11.26	236.93

TABLE 15 SUMMARY OF AVERAGE RESULTS OF HEARINGS WITH SINGULAR YEAR TENANCY AGREEMENT

YEAR	NUMBER OF HEARINGS	NUMBER OF UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	6560	103893	18.54	230.51	11.87	215.36
1977	3208	35648	18.09	249.01	12.17	236.85
1978	2679	40225	15.66	251.35	9.61	239.86
1979	1346	18051	17.19	247.83	11.07	236.95

TABLE 16 PERCENTAGE DISTRIBUTION OF ORDERS BY RANGE OF INCREASES GRANTED (%)

YEAR	NUMBER OF ORDERS	RANGE OF INCREASES											
		0 - 8	8 - 10	10-12	12-14	14-16	16-18	18-20	20-25	> 25	PERCENT	PERCENT	PERCENT
1976	131455	14.2	20.0	21.6	16.1	11.1	7.2	3.8	3.3	2.7	%	%	%
1977	39219	17.4	21.6	20.3	13.5	10.0	5.9	2.9	4.7	3.7	%	%	%
1978	40949	43.7	22.9	15.1	5.8	3.9	3.1	2.1	2.2	1.2	%	%	%
1979	18370	29.8	30.5	13.5	8.3	3.9	2.3	4.6	2.3	4.7	%	%	%

TABLE 17 SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVING FINANCIAL LOSS

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS	NUMBER OF UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	2049	28.00	37896	28.80	20.53	240.13	15.62	228.91
1977	1217	34.40	18278	46.60	20.15	256.62	14.72	245.16
1978	1312	46.70	19866	48.50	17.52	256.96	11.53	244.89
1979	849	59.50	11424	62.20	18.36	260.33	12.66	249.14

TABLE 18 SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVING CAPITAL EXPENDITURES

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS	NUMBER OF UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	3138	42.90	60004	45.70	20.30	241.93	12.93	225.25
1977	2219	62.70	23734	60.50	18.28	254.88	12.48	242.78
1978	1806	64.30	27498	67.10	15.79	249.06	9.66	237.69
1979	975	68.30	12696	69.10	17.48	244.32	11.41	233.33

TABLE 19 SUMMARY OF AVERAGE RESULTS OF HEARINGS INVOLVING INCREASED FINANCING PAYMENTS

YEAR	NUMBER OF HEARINGS	PERCENT TOTAL HEARINGS	NUMBER OF UNITS	PERCENT TOTAL UNITS	PERCENT INCREASE REQUESTED	REQUESTED RENTAL LEVEL	PERCENT INCREASE GRANTED	GRANTED RENTAL LEVEL
1976	734	10.00	14495	11.00	21.25	239.74	13.55	228.39
1977	283	8.00	3113	7.90	20.92	262.07	14.30	249.85
1978	244	8.70	4593	11.20	14.60	250.33	10.87	242.55
1979	157	11.00	1820	9.90	14.77	274.72	9.83	263.24

PERCENTAGE DISTRIBUTION OF HEARINGS BY TYPE OF BUILDING

TABLE 20

YEAR	NUMBER OF HEARINGS	SINGLE FAMILY DWELLING %		TRI- PLEX %		FOUR TO SIXPLEX %		NON- ELEVATOR BUILDING %		ELEVATOR BUILDING %		ROOMING HOUSE %		TOWN HOUSE %		MOBILE HOME SITE %	
		Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.
1976	7317																
1977	3541																
1978	2808																
1979	1428																

PERCENTAGE DISTRIBUTION OF UNITS BY TYPE OF BUILDING

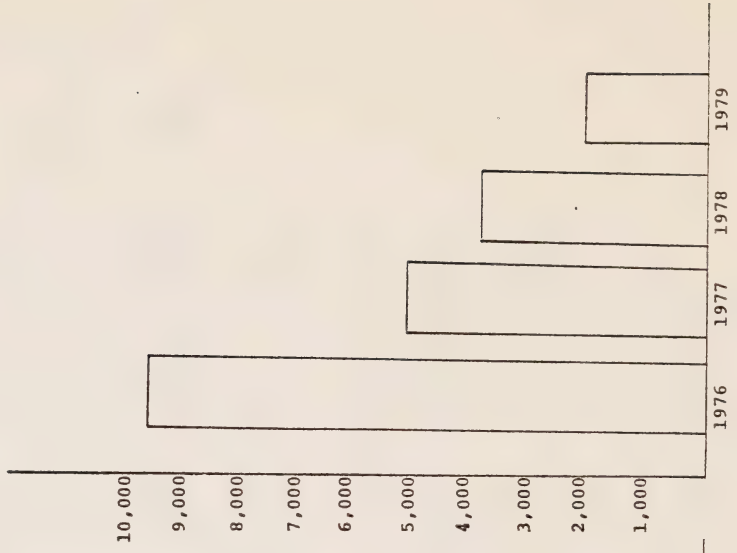
TABLE 21

YEAR	NUMBER OF UNITS	SINGLE FAMILY DWELLING %		TRI- PLEX %		FOUR TO SIXPLEX %		NON- ELEVATOR BUILDING %		ELEVATOR BUILDING %		ROOMING HOUSE %		TOWN HOUSE %		MOBILE HOME SITE %	
		Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.	Req.	Gr.
1976	131455																
1977	39219																
1978	40949																
1979	18370																

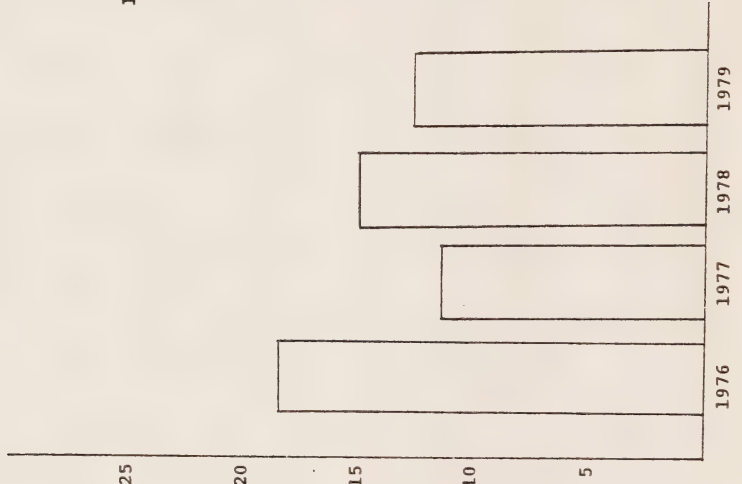
TABLE 22 DISTRIBUTION OF PERCENTAGE RENT INCREASE REQUESTED AND GRANTED BY TYPE OF BUILDING

YEAR	PROVINCE WIDE	SINGLE FAMILY DWELLING		DUPEX		TRIPLEX		FOUR TO SIXPLEX		NON - ELEVATOR BUILDING		ELEVATOR BUILDING		ROOMING HOUSE		TOWN HOUSE		MOBILE HOME SITE	
		Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %	Req. %	Gr. %
1976	19.7	12.6	29.5	18.6	26.3	17.9	27.0	18.7	22.9	15.8	18.5	12.8	19.0	12.2	25.0	16.7	23.9	12.4	21.1
1977	18.4	12.5	34.6	18.8	29.0	17.8	27.1	17.1	24.9	15.3	19.5	12.9	16.6	11.7	28.3	21.0	19.5	11.6	27.0
1978	15.8	9.7	23.8	18.3	31.8	17.6	25.0	15.9	22.1	12.9	14.9	9.9	13.8	9.0	31.1	15.1	8.9	38.0	13.5
1979	24.3	16.3	38.9	31.8	32.4	17.8	24.7	15.3	16.8	10.4	14.3	10.0	62.6	11.9	18.7	13.6	29.2	13.2	17.4

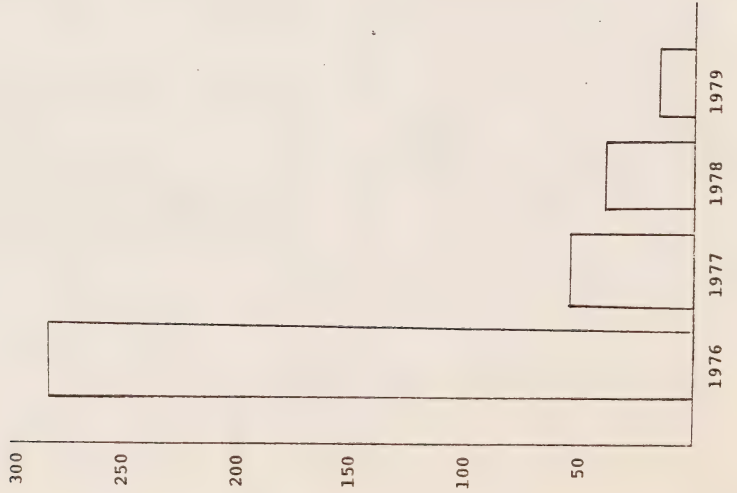
Hearing Volume



Average # Units per Hrg.

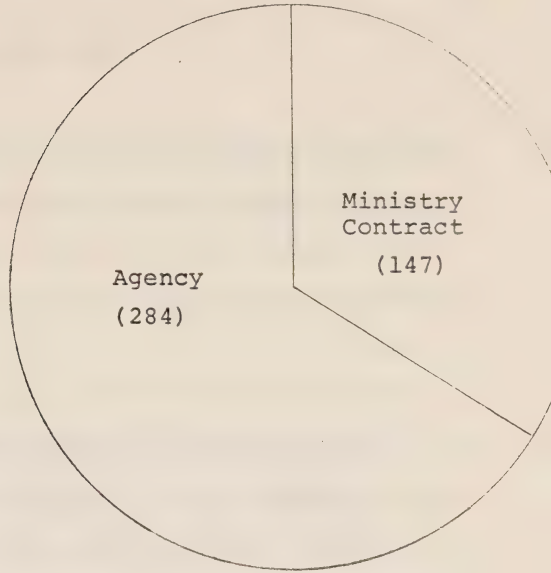


Application Volume



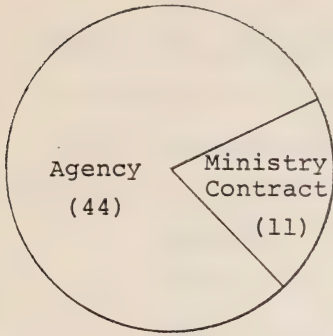
RENT REVIEW PEAK STAFFING LEVELS

(June, 1976)



Rent Review Program

(October, 1976)



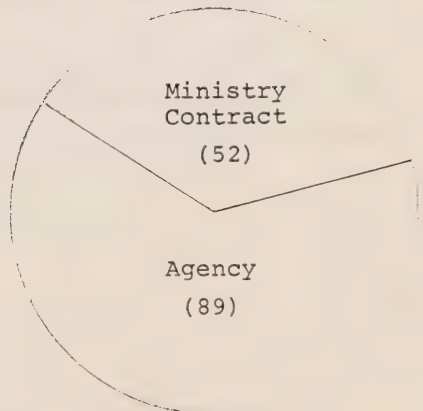
Residential Premises
Rent Review Board

RENT REVIEW STAFF

AS OF OCTOBER 31, 1979



Residential Premises
Rent Review Board



Rent Review Program

A P P E N D I X II

Rent Review Overview

Since the start of the Rent Review Program in 1976, the volume of applications received has steadily declined, from 271,614 in the initial year to 17,623 in 1979. Correspondingly, the number of hearings has also decreased from 9,412 in 1976 to 2,101 in 1979.

With the decrease in caseload, expenditures to operate the Program also decreased over the same period. In the 1976/77 fiscal year, the Program's expenditures were \$8.5 million, compared to a budgeted amount of \$13.9 million. For the 1979/80 fiscal year, (to December 31, 1979) the Program's expenditures were \$2.4 million with a budget of \$2.9 million.

Staffing complement in the Program peaked during mid-1976 when application volumes were at their highest. In terms of the Program itself, staff level peaked at 431 persons in June, 1976, while the staff of the Residential Premises Rent Review Board peaked in October, 1976 at 55 persons.

For the Program, actual staff in November 1979 was 141 persons, while the Board's complement stood at 7 persons.

The History of Residential
Rent Review in Ontario

1. July, 1975

Commitment by the Government to establish a mechanism for the review and control of rent increases in residential rental accommodation.

2. December 18, 1975

Passage of the Residential Premises Rent Review Act, 1975, which created Rent Review Officers to review and rule on the justification of rent increases, and a Residential Premises Rent Review Board to hear appeals against the decisions of Rent Review Officers. A guideline limit on rent increases was set at 8%, and the Act was intended to expire July 31, 1977. The Ontario Rent Review Program was established under the Ministry of Housing to administer the Act.

3. January 16, 1976

Passage of the Residential Premises Rent Review Amendment Act, 1976 which amended certain Rent Review application deadlines and provided for a fixed period in which the order of a Rent Review Officer or the Residential Premises Rent Review Board was to remain in force.

4. February 2, 1976

Ontario Regulation 132/76 made by the Lieutenant Governor in Council transferred administration of the Act from the Ministry of Housing to the Ministry of Consumer and Commercial Relations.

5. February 9, 1976

The Rent Review Program opened 29 regional offices throughout Ontario to process applications for the review of rent increases in the general area where the premises concerned are located.

6. March 22, 1976

The Residential Premises Rent Review Board began operations.

7. May 21, 1976

Passage of the Residential Premises Rent Review Amendment Act, 1976, which provided for further classes of residential rental accommodation to be exempt from the Act, and to prevent multiple rent increases within a one-year period without justification.

8. April 29, 1977

Passage of the Residential Premises Rent Review Amendment Act, 1977, which provided for continuation of the Act, as well as other key amendments.

9. October 27, 1977

Ontario Regulation 790/77 made by the Lieutenant Governor in Council to establish the guideline limit on rent increases at 6% to coincide with the Federal Anti-Inflation Board wage guideline 6%.

10. February 10, 1978

Release of Policy Options for Continuing Tenant Protection, a "Green Paper" which outlined various legislative alternatives to present rent control and landlord/tenant legislation. General public was invited to comment on the Options Paper.

11. April 5, 1978

The Policy Options Paper was referred for study to the Legislature's Standing Committee on General Government. The committee held public meetings to solicit the views of landlords, tenants and other interested groups and individuals.

12. June 15, 1978

The Committee's report was tabled in the Legislature, and recommended the continuation of rent controls for a further two years, and the establishment of a single statute which incorporates elements of the Residential Premises Rent Review Act and The Landlord and Tenant Act. The Committee also proposed the establishment of a tribunal to administer this new legislation.

13. June 23, 1978

Passage of Bill 124, The Residential Premises Rent Review Amendment Act, 1978, which extended the current legislation to February 28, 1979.

14. October 30, 1978

Introduction of Bill 163 - An Act to Reform the Law respecting Residential Tenancies (The Residential Tenancies Act).

15. December 12, 1978

Passage of Bill 202, The Residential Premises Rent Review Amendment Act, 1978, which extended the current legislation to June 30, 1979.

16. January 29, 1979

General Government Committee of the Legislature begins clause by clause study of Bill 163. General public invited to comment.

17. March 29, 1979

Passage of Bill 20, The Residential Premises Rent Review Amendment Act, 1979, which extended the current legislation to September 30, 1979.

18. June 21, 1979

Passage of Bill 163, The Residential Tenancies Act, 1979. To take effect at later date on proclamation.

Passage of Bill 142, The Residential Premises Rent Review Amendment Act, 1979, which extended the current legislation to November 30, 1979.

19. August 17, 1979

By proclamation, selected provisions of The Residential Tenancies Act take effect. Provisions of Part XI (Rent Review) to apply to rent increases taking effect on or after December 1, 1979.

20. September, 1979

The Residential Tenancy Commission is constituted to administer the new legislation.



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